

STAGS

1, Barton Meadow

1, Barton Meadow

Truro, Cornwall, TR1 3NJ

Truro City - 1 mile Falmouth -11 miles Perranporth - 9 miles

A superbly modernised and well appointed, four bedroom detached bungalow in a popular residential area.

- Superb Detached Bungalow
- Extensively Modernised
- Four Bedrooms (En-suite x 2)
- Establised Corner Plot Gardens
- Beautifully Presented
- Private Parking x 3
- Council Tax Band - E
- Freehold

Guide Price £550,000







LOCATION

The location is incredibly appealing due to its quiet, leafy setting on the western fringes of the city, whilst also being within walking distance of the train station, city centre and convenience for Treliske Hospital.

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

location with easy access to a wide variety of restaurants and pubs together with a cinema and the Hall for Cornwall. The Royal Cornwall Hospital is around 2 miles away. Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport on the north coast.

DESCRIPTION

A superbly presented detached bungalow which has been extensively modernised and thoughtfully improved by the current owners to create a stylish, comfortable and highly versatile home. The accommodation offers four bedrooms, including a principal bedroom with en-suite facilities, making this an ideal property for families, those seeking single-storey living, or buyers looking for flexible additional space.

The property occupies an attractive corner plot, enjoying a good degree of privacy with beautifully established gardens surrounding the home. The gardens have been thoughtfully landscaped to provide a number of areas in which to relax and entertain, while private parking for up to three vehicles adds further practicality.

Combining generous and versatile accommodation with a private, established setting, this impressive bungalow offers an excellent opportunity to acquire a ready-to-move-into home where much of the hard work has already been completed.

OUTSIDE

The property enjoys a wonderful corner position with the gardens thoughtfully designed to provide a private and relaxing outdoor environment. Well established shrubs, mature planting and hedging create a lovely sense of seclusion, while pathways gently meander through the gardens and around the property.

Much of the garden is laid to attractive loose chippings, creating a low-maintenance setting whilst allowing the established planting to take centre stage. A paved patio provides the perfect spot for outdoor entertaining and relaxing beside the hot tub, with steps leading to a further paved sun terrace enclosed by stylish glass and stainless-steel balustrading, this elevated terrace is an ideal place to sit and enjoy superb city roof top views toward the Cathedral.

Adding further to the appeal is a charming summerhouse, offering a versatile space to enjoy throughout the seasons, together with two useful storage sheds.

SERVICES

Mains electricity, gas, drainage and metred water connected.
Broadband: Superfast up to 80 Mbps is available (Ofcom). Mobile phone: 02, EE, Three and Vodaphone are likely (Ofcom). Satellite and Fibre - Sky and BT are available.
Council Tax Band - E
Flood Risk - Very Low. Conservation Area - No. Solar Panels.

VIEWINGS

Viewings are permitted strictly via Stags, Truro office.

DIRECTIONS

From our Stags office at 61 Lemon Street, proceed along Charles Street, continuing onto City Road and then Kenwyn Street keeping right onto George Street and at the roundabout take the second exit onto Ferris Town. Turn left onto St George's Road and continue onto Bosvigo Lane. At the end turn right into Barton Meadow, where the property will be found on the corner on the right hand side.

What3words.com: ///jukebox.fancy.fleet



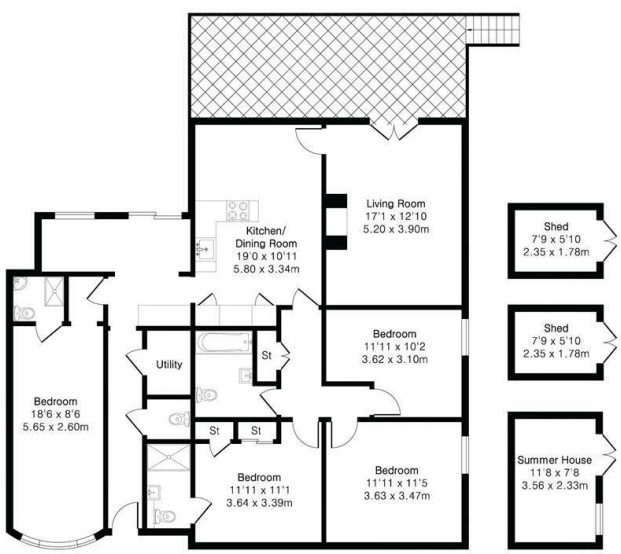




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1489 sq ft - 138 sq m
(Excluding Outbuilding)
Outbuilding Area 179 sq ft – 17 sq m

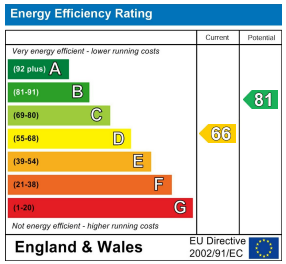


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

STAGS

STAGS



61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488