Laskowski &Co



48 Halbullock View, Gloweth, TR1 3WN

£297,950

A well presented 3 bedroom semi-detached home on the edge of Truro, handy for the city centre, Royal Cornwall Hospital and Truro College, with a garden that stands out for its size at this price.

The ground floor has a bright dual aspect living room and an open-plan kitchen/diner fitted with modern units, with space for appliances and direct access to the rear garden. There is also a useful separate WC. On the first floor are 3 bedrooms and a 3-piece family bathroom. The principal bedroom has an en-suite shower room and built-in storage/wardrobe. Outside, there is an allocated off-road parking space and a low maintenance enclosed rear garden. The property also has double glazing and gas central heating. The house would suit families and first time buyers alike, and its position close to the hospital and college makes it equally appealing as an investment.

Key Features

- Semi-detached house
- Private parking
- Enclosed rear garden
- Close to the Royal Cornwall Hospital
- 3 bedrooms
- Principal en-suite bedroom
- Gas central heating
- EPC rating awaited


HENCKELS
INTERNATIONAL
14
NO7
BRAND









LOCATION
Halbullock View is a quiet residential cul-de-sac in Gloweth, on the western side of Truro. The Royal Cornwall Hospital at Treliske and Truro College are both within walking distance, which makes the property well placed for anyone working or studying at either. Nearby are a local convenience store, the Treliske retail and business park, and the amenities of neighbouring Threemilestone.

Truro city centre is around two miles away, offering a full range of shopping, restaurants and leisure facilities, together with both state and independent schools. The A390 is close by and gives easy access to the A30 and the rest of the county. Truro railway station has direct mainline services to London Paddington; the nearest bus stops are on Tresawls Road beside Truro College, a short walk away providing frequent services into Truro city centre, including the Park & Ride and routes to Redruth, Camborne, Penzance, St Ives and Newquay.

ENTRANCE/RECEPTION HALLWAY
Entered via a hardwood front door into a welcoming hallway with laminate wood-effect flooring and a radiator. Doors lead to the ground floor WC, living room, and kitchen/dining/breakfast room.

GROUND FLOOR WC
Fitted with a small ceramic wall mounted wash basin with mixer tap, low level button-flush WC, radiator, extractor. Electrical consumer unit.

LIVING/DINING ROOM
A bright and generous dual aspect reception area with carpet flooring, radiators. two large hardwood, double glazed windows providing much natural light.

KITCHEN/BREAKFAST/DINING ROOM
A well proportioned room with laminate wood-effect flooring. The re-fitted kitchen is arranged to the front and features an integrated sink and drainer, electric hob with integrated extractor over, oven, extensive low and eye level cabinets, and splashback. Hardwood, double-hung casement windows to the front elevation. Cupboard housing the combination boiler. Ample space for a dining table and chairs or a breakfast bar, radiator. Door providing access to the rear garden.

STAIRS AND LANDING
Carpeted stairs rise to a half landing with a double glazed window, continuing to the main landing. Radiator, cupboard suitable for linen or additional storage.

FIRST FLOOR

BEDROOM ONE
A comfortable double bedroom located to the rear, enjoying garden views through double glazed casement windows. Carpet flooring, radiator, built-in wardrobe with shelving over.

EN-SUITE SHOWER ROOM
Appointed with wood-effect laminate flooring, ceramic wash basin with mixer tap, wall mounted mirror, low level button-flush WC, and raised walk-in shower cubicle with glazed screen and wall mounted electric shower. Radiator frosted casement window, extractor fan.

FAMILY BATHROOM
Finished with matching vinyl/laminate flooring, ceramic wash basin with mixer tap, low level WC, bath with tiled surround for easy maintenance. Radiator, part tiled splashbacks and walls. Wall mounted mirror, frosted casement window.

BEDROOM TWO
A small double or generous single, set to the rear with double glazed casement windows. Carpet flooring, radiator. An adaptable space ideal for a child's room, guest accommodation, or home office.

BEDROOM THREE
Located to the front of the house, this single bedroom offers elevated, far-reaching views via casement windows. Carpet flooring, radiator, fitted shelving. Suitable for a single bed or a compact double depending on layout.

THE EXTERIOR

REAR GARDEN
Accessed from the kitchen/dining/breakfast room, the rear garden is designed for low maintenance with grass and shingle-laid across broadly two tiered levels, enclosed by walls and hardwood fencing for privacy.

PARKING
A private parking space is located immediately behind the rear garden, providing convenient off-street parking.

GENERAL INFORMATION

SERVICES
Mains electricity, water, drainage and gas are connected to the property. BT Openreach broadband connection point. Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



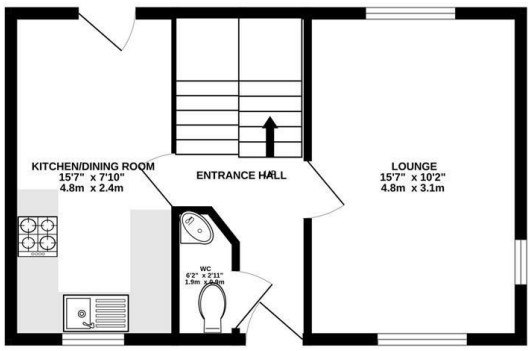




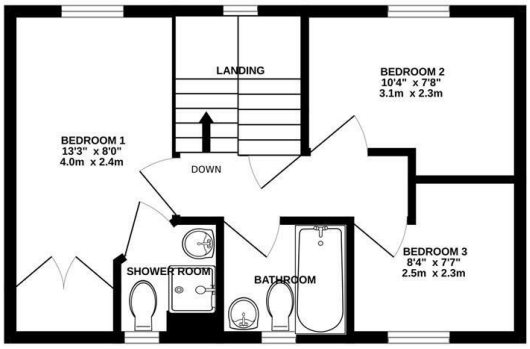


Floor Plan

GROUND FLOOR



1ST FLOOR



HALBULLOCK VIEW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025