



9 Trecarne Close, Truro, TR1 1LW

£315,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Available for sale with no onward chain
- Semi-detached bungalow
- Convenient location
- Open plan sitting/dining room, separate kitchen
- 3 bedrooms, family bathroom
- South facing low maintenance rear garden
- Garage and driveway parking for multiple vehicles
- Video tour available



A semi-detached 3 bedroomed bungalow with driveway parking, garage and south facing rear garden situated within walking distance of Truro City Centre.



The Property

This surprisingly spacious 1970's semi-detached bungalow offers lots of space and even the potential to add value. It is a well presented three bedroom family home with two reception rooms, separate kitchen, a south facing rear garden, a single garage and driveway parking for multiple vehicles making it suitable for a variety of buyers.

Entering the property, a good size hallway provides access to the kitchen, dining room, principle bedroom, bedroom 2 and family bathroom.

The kitchen is a lovely and light, dual aspect room with large window overlooking the front garden. It has a range of base and eye level units with under counter space for utilities. The family bathroom is a well appointed, three piece suite with glazed window allowing in plenty of natural light. The principle bedroom, which is a large double can be found at the front of the property, overlooks the front lawn. Bedroom 2, which is another good size double bedroom, has integrated wardrobe space and window to the side. The dining room has plenty of space for a large dining table and further furniture and is adjacent to the sitting room. The sitting room is a naturally light room thanks to the patio doors and its southerly aspect. From the sitting room a doorway leads into bedroom 3, which has a large window overlooking the rear garden and the benefit of an adjacent office space/walk in dressing room.

To the front of the property, is an area of lawn surrounded by a variety of shrubs and hedging. To the side, driveway parking for multiple vehicles, access to the single garage and side gated access.

The rear garden, which is south facing can be accessed off the driveway or from the sitting room has a large raised decking area, level artificial lawn, raised gravel beds with planted shrubs and a concealed courtyard area with timber pergola currently used as an outdoor fitness area.

This is a superb property for those wanting the convenience of access to town, spacious accommodation and potential to add value. A viewing to appreciate is highly recommended.



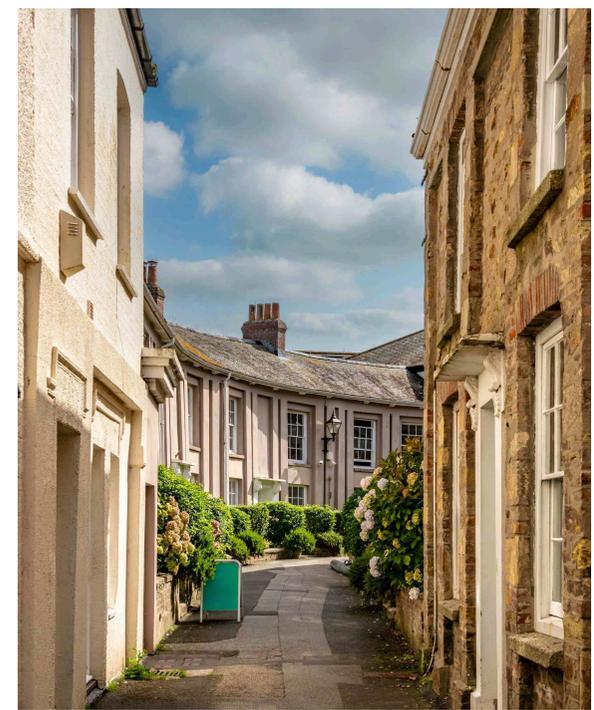




The Location

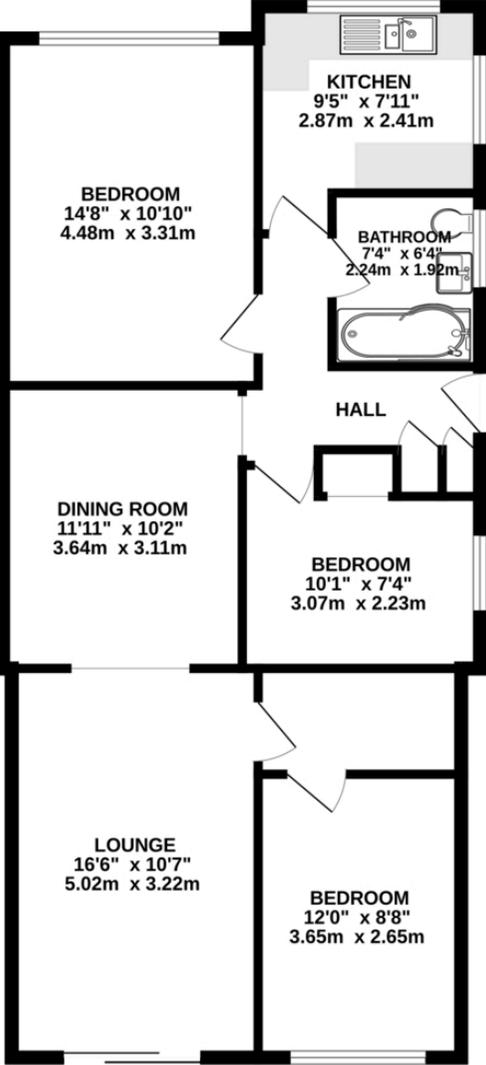
Trecarne Close is a popular residential estate located on the East side of Truro. This is peaceful and practical living in lovely surroundings whilst being circa a mile, or a 15 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



Property Information

Tenure: Freehold

Council Authority: Cornwall Council

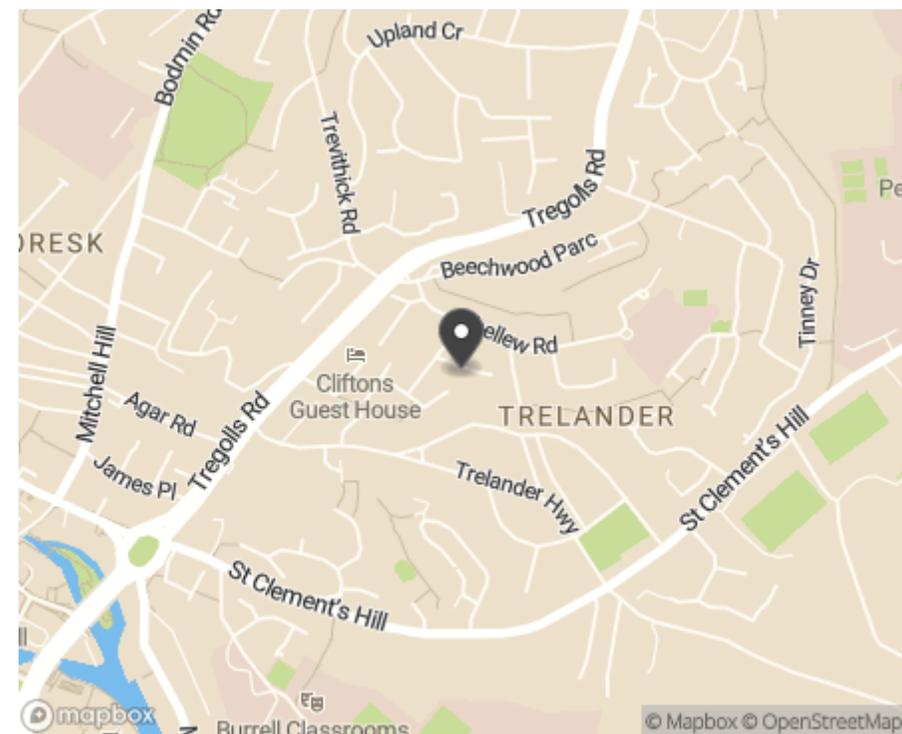
Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: 02, Three, Vodaphone– (good outdoor and variable in home).

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

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