



2, Homefield Court



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Newbridge Lane, Truro, TR1 3JS

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

A modern, chain free three bedroom detached bungalow with garage conveniently located.

- Detached Bungalow
- Three Bedrooms
- Garage & Parking
- Council Tax Band - D
- No Onward Chain
- Master En-suite
- Low Maintenance Gardens
- Freehold

Guide Price £420,000

LOCATION

The property is conveniently located within easy reach of Treiske Hospital, Richard Lander School, and Truro and Penwith College, making it perfectly placed for families, professionals and retirees alike.

Newbridge Lane is well serviced by pavements and streetlighting and is within an easy stroll of a useful spar convenience store. There are also regular buses which pass close by.

Truro City, the commercial capital of Cornwall, offers a vibrant mix of amenities including a wide range of independent and national retailers, pubs, cafés, bars, and restaurants, as well as a five-screen cinema and the renowned Hall for Cornwall Theatre. With its excellent transport links and a welcoming community atmosphere, Truro provides the ideal blend of city convenience and Cornish charm.



DESCRIPTION

A modern, chain free three bedroom detached bungalow with master en-suite, conveniently located for Truro Hospital and the city's excellent range of amenities. Believed to have been built around 1990, the property offers well-proportioned, accessible single-level accommodation, ideally suited to those seeking a comfortable and manageable home.

The interior is well presented and thoughtfully arranged, with an extended spacious living room providing a light and relaxing environment featuring a picture window to the front, ideal for watching the work go by. The kitchen is fitted with a range of units, offering plenty of storage and workspace plus space for a small bistro style table and chairs, while the three bedrooms provide flexibility for visiting family, hobbies, or a home office. A contemporary bathroom and practical layout enhance ease of day-to-day living.

Designed with convenience in mind, the bungalow offers a low-maintenance lifestyle in a highly accessible location, making it an excellent choice for those looking to enjoy a more relaxed pace of life while remaining close to essential services and transport links.

OUTSIDE

Externally the property benefits from attractive, low-maintenance gardens, featuring a private and sheltered sun patio to the rear with a pagoda. To the side, there is a charming garden area with a variety of pretty flower, tree, and shrub planting. At the front, a driveway provides off-street parking for several vehicles and leads to a garage fitted with an electric door. Overall the outside space whilst offering a good degree of privacy and planting to potter around are considered very manageable.

SERVICES

Mains electricity, gas, drainage and metred water connected.
Broadband: Basic up to 7 Mbps and Ultrafast up to 1800 Mbps (Ofcom).
Mobile phone: 02, EE, Three and Vodafone are likely (Ofcom).
Council Tax Band - D
Flood Risk - Very Low.
Conservation Area - No.
Satellite and Fibre - Sky and BT are available.

VIEWINGS

Strictly and only by prior appointment with Stags' Truro office.

AGENTS NOTES

1. Prospective buyers should be aware there is a high voltage cable buried under the concrete patio at the rear of the property.
2. There is a BT Openreach telegraph pole sited within the grounds of the property.

DIRECTIONS

Leaving Truro towards Threemilestone via Highertown, at the roundabout and convenience store turn left into Newbridge Lane and then third right into the continuation of Newbridge Lane. The property can be located almost immediately on the right hand side.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488

Approximate Area = 987 sq ft / 91.6 sq m
 Garage = 152 sq ft / 14.2 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1195 sq ft / 111 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1446439