



5 Prospect Gardens, Truro, TR1 1BH
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached circa 1970 built bungalow
- Peaceful traffic free location yet close to city centre
- Three bedrooms, shower room, WC
- Open plan kitchen/dining room, separate living room
- Beautiful South facing garden
- Garage plus off-road parking
- No onward chain
- Video tour available



*A detached three bedroom bungalow in a peaceful position whilst being close to the city centre.
Well presented accommodation complete with lovely South facing garden, garage
and parking. Available with no onward chain.*



The Property

Located in the desirable Moresk area of Truro within a small private close - this is a great opportunity to purchase a circa 1970 built detached bungalow in great condition with gorgeous South facing garden, garage and parking.

The accommodation is very well presented throughout with modern fittings and good proportions – in total measuring just under 950 sq ft. An entrance hall off a storm porch with stone tiling provides a practical welcome to the home with ample coat and shoe storage and integrated cupboard.

A door then opens to the kitchen/dining room with glazed double doors straight ahead opening directly to the beautiful rear garden terrace. This room also benefits from a window to front aspect and has tiled flooring throughout. The dining area can accommodate a good-sized table and chairs with the 'L shaped' room then opening to a fully fitted modern kitchen with base and eye level units, worktop, one and a half basin and integrated appliances including an electric hob, extractor, oven, grill, microwave and dishwasher.

A wide opening with double pocket sliding doors opens to the great sized living room. This is a lovely space with large windows to front and rear aspect which overlook the greenery of the gardens. A wood laminate flooring and well decorated room has ample space for a large sofa suite providing a perfect place to relax.

The flow of the bungalow works so well in that the sleeping accommodation has its own 'wing' to the left-hand side of the property. An inner hallway provides access to all three bedrooms (two good doubles and a single) which each have large windows overlooking the garden with bedrooms 1 & 2 also have fitted storage as well. The property further benefits from a modern shower room with three-piece white suite, fitted storage and tiled floor to ceiling. There is also a very useful separate WC as well.



Outside the garden is a real treat thanks to the current owners treating this space as their pride and joy. The majority of the garden is South facing and set to the rear of the bungalow with seamless access from the living space onto the quality stone paved terrace – perfect for al-fresco dining. This then lowers to a lawned area with a beautiful array of planted beds and trees whilst being enclosed by picket fencing.

To the side and front of the house there are further well maintained and interesting planted beds and resin bound pathways extending all the way around the property providing spaces to enjoy and a lovely entrance to the property. There is an area of 'secret garden' with great privacy offering a perfect bbq area. This is set behind the garage with quality stone paving and high walls with outside lighting and a storage shed. There is the further benefit of access at the front being via a few shallow steps but also with an attractive built-in ramp for those with mobility issues. To the front of the property is a 24ft x 11ft garage with electric up and over door, power, light and side door access with parking beside.

This is a wonderful home suiting a variance of buyers but particularly those needing level accommodation with easy access and all whilst being in a great location with a stunning sunny garden. Available with no onward chain and highly recommended.



The Location

Set in a private close of just six properties just off Bodmin Road, this is a wonderful location offering a peaceful leafy atmosphere whilst being close to the city centre. You can walk into town in around 10/15 minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school. Several green spaces are close as well with Tremorvah Playing Field being just over the road as well as Daubuz Moors a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

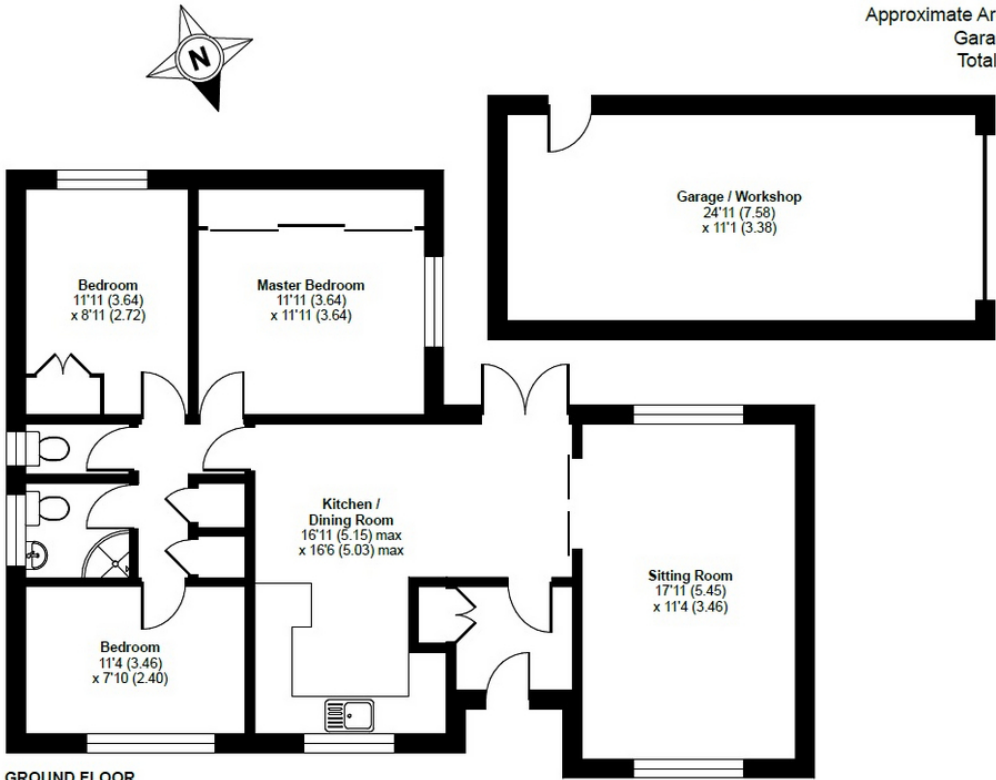
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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

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Approximate Area = 936 sq ft / 86.9 sq m
Garage = 273 sq ft / 25.4 sq m
Total = 1209 sq ft / 112.3 sq m
For identification only - Not to scale



Property Information

Tenure: Freehold

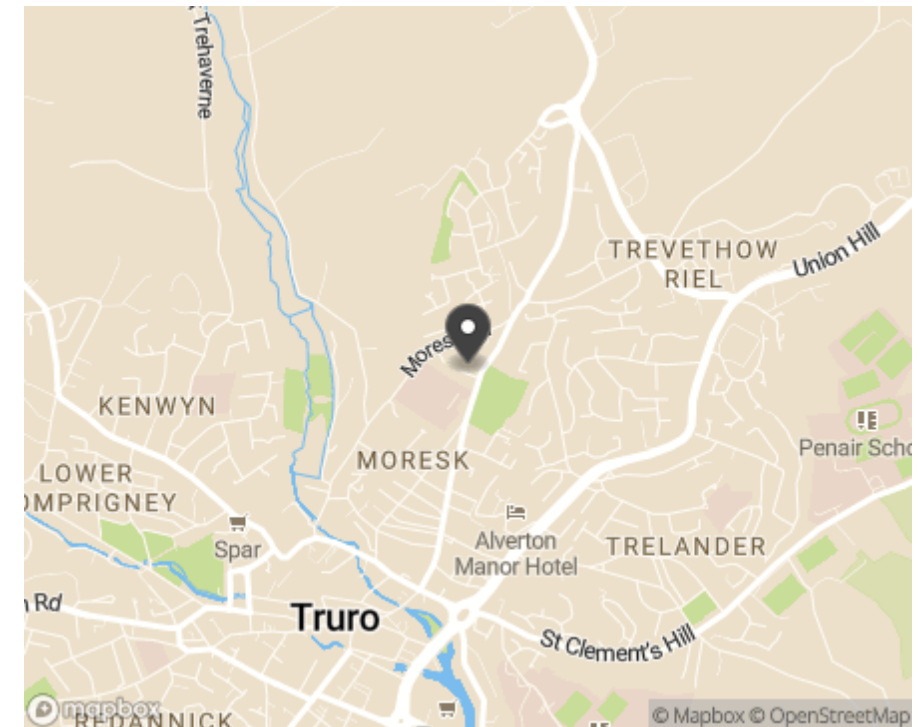
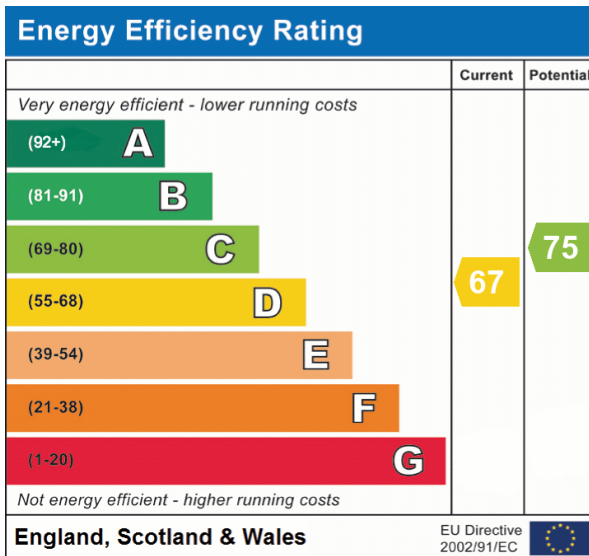
Council Authority: Cornwall

Council Tax Band: E

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

Mobile Signal: Best networks EE/O2/Vodafone – (good outdoor & variable indoor)

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



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.