



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR56406739

Offers around £375,000

3 Comprigney Close,
Truro, Cornwall, TR1 3DT

FREEHOLD



A much improved, immaculately presented 3 double bed roomed, terraced bungalow situated in the highly desirable Kenwyn area of Truro, with outstanding modernised, reconfigured accommodation throughout. Brick-paved driveway, parking for 3 vehicles and a well enclosed, private rear garden.





SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, kitchen/dining room, living room, 2 double bedrooms, family bath/shower room.

First Floor Large landing/reading/study space, principal bedroom suite with en-suite shower room.

Outside Brick-paved driveway parking for 3 vehicles and enclosed, low maintenance rear gardens.

DESCRIPTION

3 Comprigney Close has been recently remodelled, improved and modernised to a very high standard. The three double bedrooomed mid-terraced bungalow occupies an elevated position on Comprigney Close, with viaduct views to the front, and towards Truro city centre. The bungalow has recently been remodelled and comprises a large L-shaped kitchen/dining room with a comprehensively fitted kitchen and double doors to the rear garden. Off of the dining room is a living room, through which one can access an inner hallway, two double bedrooms and a well-appointed family bath/shower room.

At first floor level there is a large dual-aspect landing which doubles perfectly as an office/reading space. Off the landing is the principal bedroom with large Velux rooflight to the front benefitting from expansive views over Truro towards the viaduct. The principal bedroom also has a large en-suite shower room.

To the front is a brick-paved driveway with parking for 3 vehicles, whilst to the rear there is a tiered, low maintenance, hard landscaped, enclosed garden which offers great privacy.

LOCATION

3 Comprigney Close is well situated in the highly desirable Kenwyn district of Truro, off Comprigney Hill. Just a short walk away are the city centre amenities including a number

of independent shops and a wide variety of bars, restaurants and cafés amongst Truro's attractive cobbled streets. Lemon Quay piazza is home to recently refurbished Hall for Cornwall theatre whilst there are a number of other amenities within the city centre. The city has excellent schooling with private schools and state schools which are nationally regarded.

Many golf courses are close by including a parkland course at Truro whilst both the north Cornish coastline for surfing and the tranquil day sailing waters of the south coast are roughly 20 minutes' away respectively.

Truro has a mainline railway station on the Penzance to London Paddington line with London being approximately 4½ hours away. There is a large coach station and the nearby A30 expressway is largely dual carriageway throughout the county and to the motorway network at Exeter.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Composite entrance door with obscured glazed side return and high level window above opening into:-

ENTRANCE HALL Electric consumer unit, steps to:-

OPEN-PLAN KITCHEN / DINING ROOM – 23'5" x 7'7" opening to 13'6" An incredibly light, dual-aspect L-shaped kitchen/dining room with ceiling downlights, two Hershel inset

ceiling-mounted infrared heaters, double glazed window to the rear and broad sliding double glazed door opening into the gardens.



KITCHEN Fitted kitchen with a range of composite worksurfaces, splashbacks, high-gloss cupboards and drawers below and additional contrasting high level cupboards above with pelmet lighting. Integrated appliances include double eye-level oven, undercounter fridge, dishwasher, four ring induction hob with glass splashback and extractor hood above, pull-out pantry cupboard, inset 1½ bowl sink with side drainer, space for fridge/freezer and utility cupboard with space and plumbing for washing machine, integrated shelving and pressurised unvented hot water tank. Half-glazed casement doors to:-

LIVING ROOM – 15'9" x 10'3" High quality LVT flooring, Hershel ceiling-mounted infrared heater, broad picture window to the front with lovely views towards the viaduct, half glazed casement door opening to:-

INNER HALLWAY High quality LVT flooring, staircase to first floor level.

FRONT ENTRANCE VESTIBULE With high quality LVT flooring, composite entrance door to the front.



BEDROOM 2 – 15'5" x 8'7" With timber boarded flooring, coved ceiling, electric wall-mounted radiator, broad picture window to the rear overlooking the rear garden.



BEDROOM 3 – 10'6" x 8'7" LVT flooring, wall-mounted electric radiator, understairs storage cupboards with shelving and hanging space, broad picture window to the front with pleasant views towards the viaduct.

FAMILY BATH / SHOWER ROOM

With low flush wc, wash hand basin with vanity drawers beneath and aqua panel splashback, double-ended bath with aqua panel surround and walk-in double shower cubicle with rain water shower above, additional shower attachment and full-height aqua panelled surround, electric wall-mounted radiator, electric heated towel rail and broad double glazed window.



FIRST FLOOR

LARGE LANDING / STUDY SPACE

– 12'4" x 10'4" part-sloping ceiling
– average measurements taken to a height of 1.5 metres Two large Velux windows to the front and rear with viaduct views to the front, the perfect reading/study space for those working from home. Wall-mounted electric radiator, eaves storage.



PRINCIPAL BEDROOM SUITE –

15'7" x 13'3" maximum measurements taken With a vaulted ceiling and large Velux window to the front with views towards Truro viaduct. Two sets of built-in wardrobes with shelving and hanging space, eaves storage. Door opening into:-

EN-SUITE SHOWER ROOM With a vaulted ceiling, partially tiled walls, low flush wc, mounted wash hand basin with tiled splashback and vanity cupboards beneath, two electric shaver sockets, double shower unit with Mira shower above, electric heated towel rail, extractor fan, Velux rooflight to the rear.

OUTSIDE



To the front of 3 Comprigney Close is a brick-paved driveway with parking for up to 3 vehicles. The driveway is enclosed to one side by raised flowerbeds and bordered by sandstone coping with a number of built-in shrubs and plants including a hydrangea.

To the rear there is, a broad decking accessed from the open-plan kitchen/dining room rising to the top tier which is part decked and the remainder is paved, all of which is enclosed by raised flowerbeds housing a number of shrubs and plants and enclosed by timber fencing. The garden to the rear enjoys sun nearly all day and is a suntrap as well as being incredibly private. Outside water point.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 3DT.

SERVICES Mains water, drainage and electricity are connected to the property. Electric heating and hot water.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Superfast broadband available – 70 Mbps download speed. 16 Mbps upload speed.

COUNCIL TAX BAND C (see www.mycounciltax.org.uk).

DIRECTIONS From Truro, proceed up Kenwyn Hill and before leaving Truro, turn left onto Comprigney Hill. Go down Comprigney Hill and turn left into Comprigney Close, No. 3 Comprigney Close will be found on the left hand side with a brick-roofpaved driveway to the front.

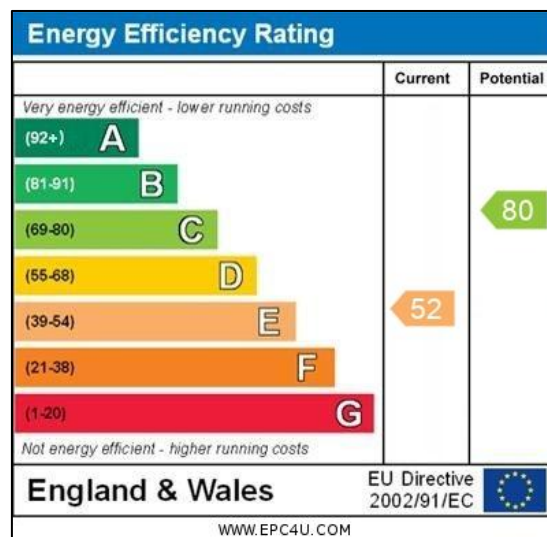
WHAT3WORDS ///moving.beats.yards

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

