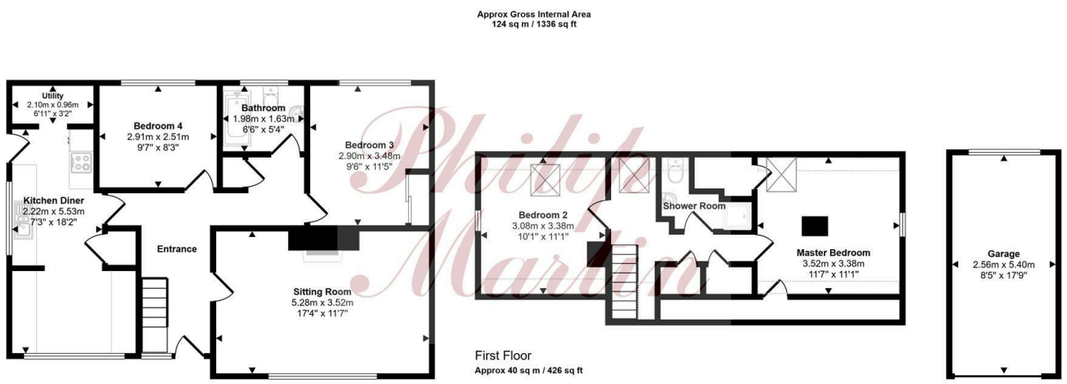
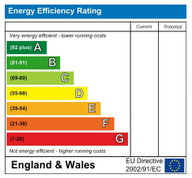
PARK VIEW, TRURO

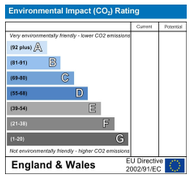


Key Features

- SOLD WITH NO CHAIN
- CLOSE TO CITY CENTRE
- GARAGE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- QUITE LOCATION

Energy performance rating





26 PARK VIEW, TRURO, TR1 2BW

FOUR BEDROOM PROPERTY SOLD WITH NO CHAIN

A spacious four bedroom bungalow arranged over two floors and offering well proportioned accommodation throughout. The property would benefit from general updating but provides excellent potential for improvement. The accommodation comprises entrance hall, sitting room, kitchen/dining room, bedroom, bathroom and a fourth bedroom/office to the ground floor, with two further bedrooms and a shower room to the first floor. Externally there are good sized front and rear gardens, together with a single garage, store and off-road parking.

Council Tax D. Freehold. EPC E.

Offers In The Region Of £330,000

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

General Comments

A spacious four bedroom property situated in a sought after location offering well proportioned accommodation arranged over two floors. The property would now benefit from general updating and modernisation but offers excellent potential for improvement. The ground floor comprises an entrance hall, sitting room, kitchen/dining room, bathroom, a double bedroom and a further room currently used as a fourth bedroom but could equally serve as an office. To the first floor are two additional bedrooms together with a shower room. Externally, the property stands within generous gardens with a large enclosed rear area and a south facing front garden enjoying all day sunshine. There is also the benefit of a single garage, useful store and off-road parking.

Overall, the property offers an excellent opportunity for purchasers seeking a home with scope to update and personalise, set within good sized gardens and with the advantage of parking and garaging.

Truro

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

Entrance Hall

Sitting Room

17'3" x 11'6" (5.28m x 3.52m)
Fire place and window to the front. Radiator.

Kitchen/Dining Room

7'3" x 18'1" (2.22m x 5.53m)
A range of base and eye level units. Stainless steel sink with drain away. Eye level electric oven and gas hob. Window to the front and side. Radiator.

Bedroom Four

9'6" x 8'2" (2.91m x 2.51m)
Window to the rear. Radiator.

Bedroom One

9'6" x 11'5" (2.90m x 3.48m)
Built in wardrobe. Window to the rear. Radiator.

Bathroom

6'5" x 5'4" (1.98m x 1.63m)
A fully tiled room comprising wash hand basin, low level w.c, bath with electric shower over. Obscured window to rear. Radiator.

First Floor

Bedroom Two

10'1" x 11'1" (3.08m x 3.38m)
Velux window and window to the side. Radiator.

Bedroom Three

9'6" x 11'5" (2.90m x 3.48m)
Velux window and window to the side. Radiator.

Shower Room

Shower cubicle with electric shower. Floating hand wash basin and low level W.C. Radiator.

Outside

A private driveway offers parking for one car, with potential to create additional spaces if required. The front garden benefits from a sunny south-facing aspect and is enclosed by a mature hedge, providing both privacy and shelter. A combination of paving and gravel, it is ideal for entertaining with ample space for outdoor seating, and a pathway runs along the side leading to the rear. The rear garden over looks views of the cathedral with low maintenance paving and a useful store.

Garage

Single garage with power connected. Metal roller up and over door.

Tenure

Freehold.

Council Tax

D.

Services

Mains electric, water, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

Directions

Proceeding out of the city centre via Lemon Street, continue into Falmouth Road and then opposite the Truro High School for Girls turn left into Park View. Follow the road around to the right passing the entrance into Northfield Drive and follow this road around to the right. The property is easily identified on the right where a Philip Martin sale board has been erected.

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