



74 Tregolls Road, Truro, TR1 1LD

£2,000 Per Month

An exciting opportunity to occupy a substantial, large 4-bedroom detached house situated on the desirable Tregolls Road, a stones throw from Truro City Centre.

Internally the property offers large, light and neutral accommodation throughout, having been lovingly renovated to a high standard, retaining many original features, only a few years ago.

To the ground floor there is a large open plan kitchen/living/dining room with a feature fireplace and French doors in the lounge as well as space for white goods in the kitchen. There is also a large dual aspect ground floor bedroom which could be utilised as a second reception room if preferred, as well as a study, a ground floor WC and a utility/plant room.

To the first floor there are an additional four well-proportioned bedrooms with character features throughout, as well as a four-piece family bathroom with separate shower and bathtub.

Externally the property benefits from a two-tiered garden to the rear as well as a wraparound gravelled area leading to the front of the property where there is allocated private parking.

The property has the added benefit of double glazing, gas central heating, and plentiful built in storage.

The property is offered on a long term let on an un-furnished basis from the end of April onwards. EPC Rating D. Council Tax Band E.

Key Features

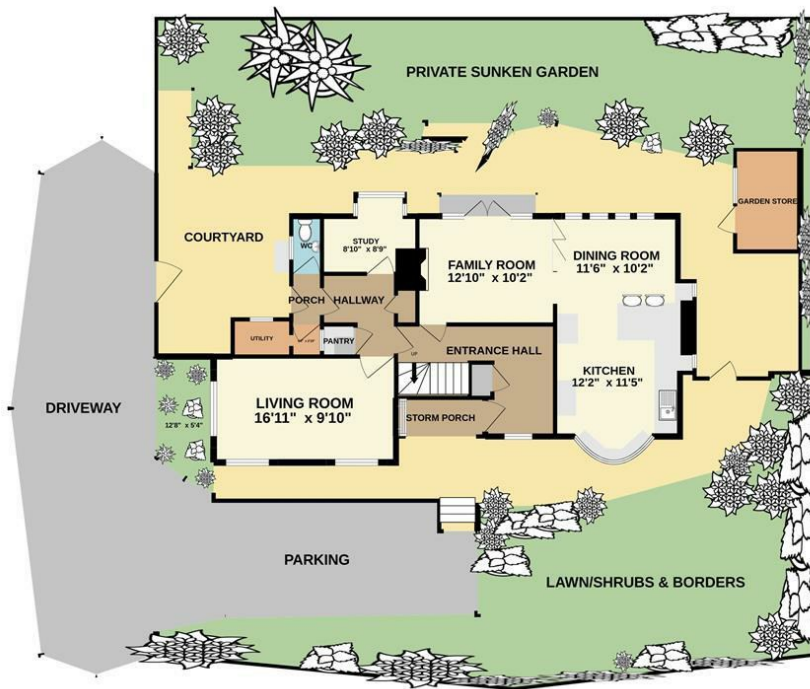
- Substantial 5 bedroom detached house
- Light and neutral throughout
- Front and rear gardens
- Long term unfurnished let
- EPC band D
- Having been renovated in the past few years to a high standard
- Allocated private parking
- Gas central heating
- Available from the end of April
- Council tax band E





Floor Plan

GROUND FLOOR
861 sq.ft. approx.



1ST FLOOR
721 sq.ft. approx.



74 TREGOLLS RD., TRURO

TOTAL FLOOR AREA : 1582 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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