



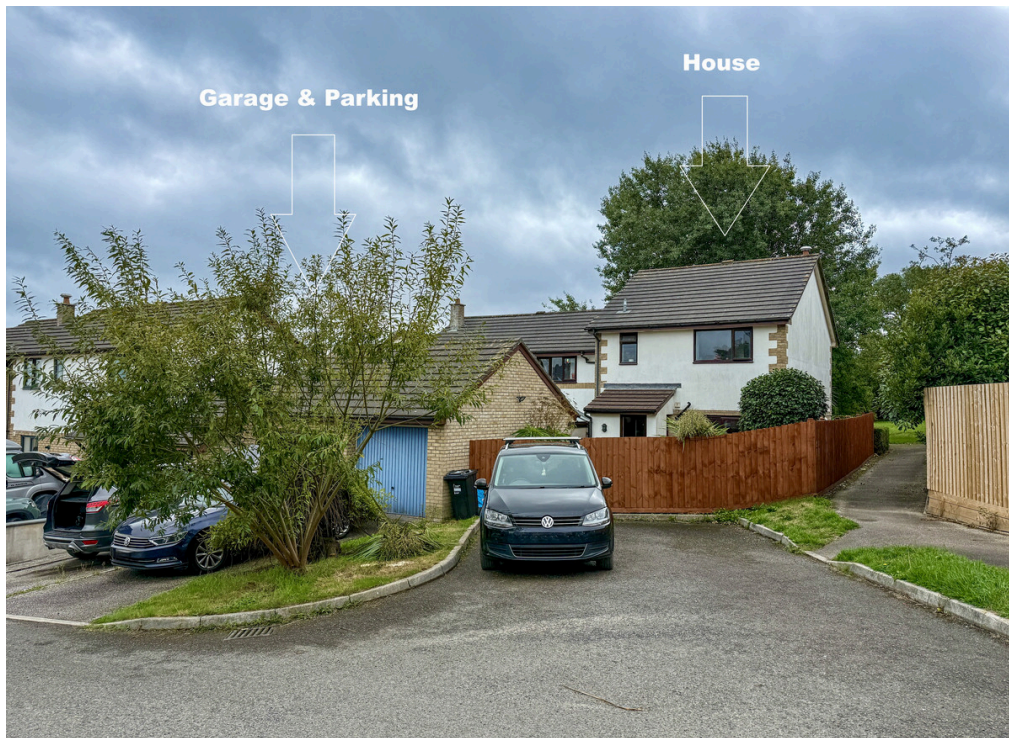
29 Carrine Road, Truro, TR1 3XB
£325,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached family home
- Recently updated
- Overlooking green space
- Three bedrooms, family bathroom
- Open plan living/dining, separate kitchen
- Private rear garden
- Garage plus driveway parking
- Video tour available



*A detached family home located on this quiet cul-de-sac on the Western side of Truro.
Recently updated three-bedroom accommodation with garden,
garage and driveway parking.*



The Property

A three bedroom detached house in a particularly lovely spot in this quiet residential location. Overlooking green space and benefiting from a single garage & parking.

The accommodation measures 1,012 sq ft in total and is well presented throughout with recent modernisation in several areas. On the ground floor an entrance hallway has a useful WC and then leads to the reception areas.

The living room is a great size with a large window to front aspect enjoying the green outlook to the park whilst through an open archway the dining room has a sliding glazed door opening to the rear garden.

The separate kitchen is a good sized galley style and has been recently updated. Now comprising a range of units, worktop, basin and integrated appliances with a rear porch providing a really handy utility space.

On the first floor a landing provides access to the sleeping accommodation. The main bedroom is a large double overlooking the green space to the front, to the rear there is a further double with fitted wardrobes and the third bedroom is a good sized single. The family bathroom has yet again been recently updated with a stylish three piece suite and fitted vanity unit including a shower over the bath and a heated towel rail.

The outside space is mainly set to the rear of the house offering a low maintenance gravelled seating area with planted beds enclosed by fencing. There is useful side access to the front garden which has a large planted bed providing a good amount of privacy within the house. For those seeking larger gardens fear not - the park is a stone's throw away from the front door providing a large playing field, dog walking and a children's play area - all with grass that is cut for you!

Set to the rear is a garage with power, light, pitched roof and useful rear door access to the garden. In front of that is driveway parking for one car and the property owns the neighbouring grass verge meaning additional parking could be added if desired.

This is a super family home in a great location at a sensible price point - certainly recommended for a viewing!





The Location

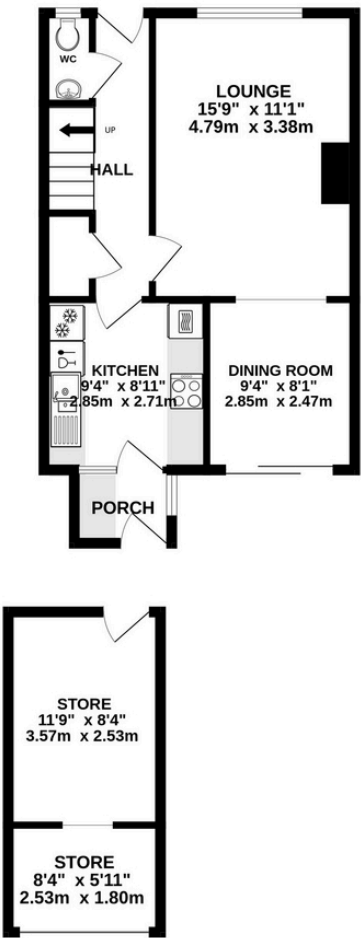
Carrine Road is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 35 minute walk. There are excellent transport links here with bus stops on Tresawls Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as Newbridge Lane Park located directly in front of the property providing lovely immediate dog walking, a play field and long stretching countryside walks beyond.

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.

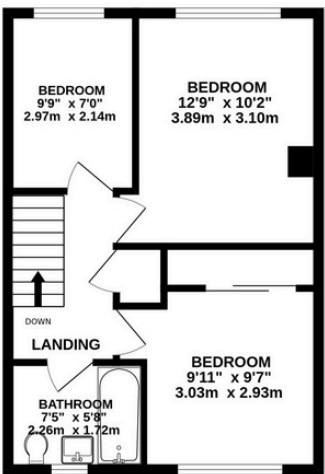


Floorplan

GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.1 sq.m.) 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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Property Information

Tenure: Freehold

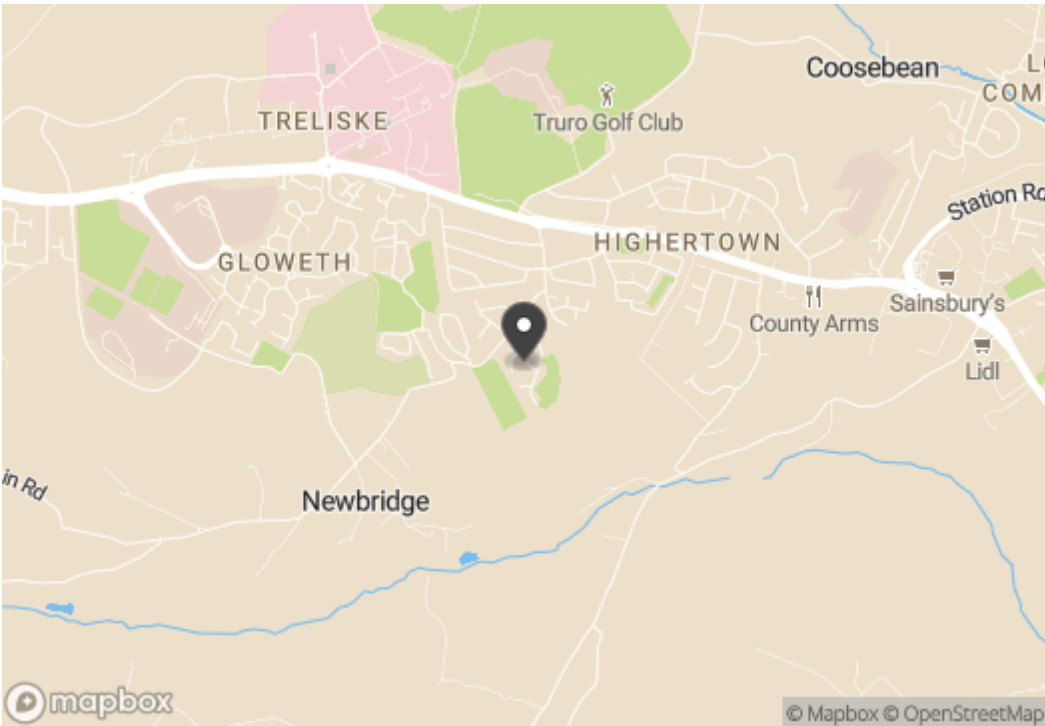
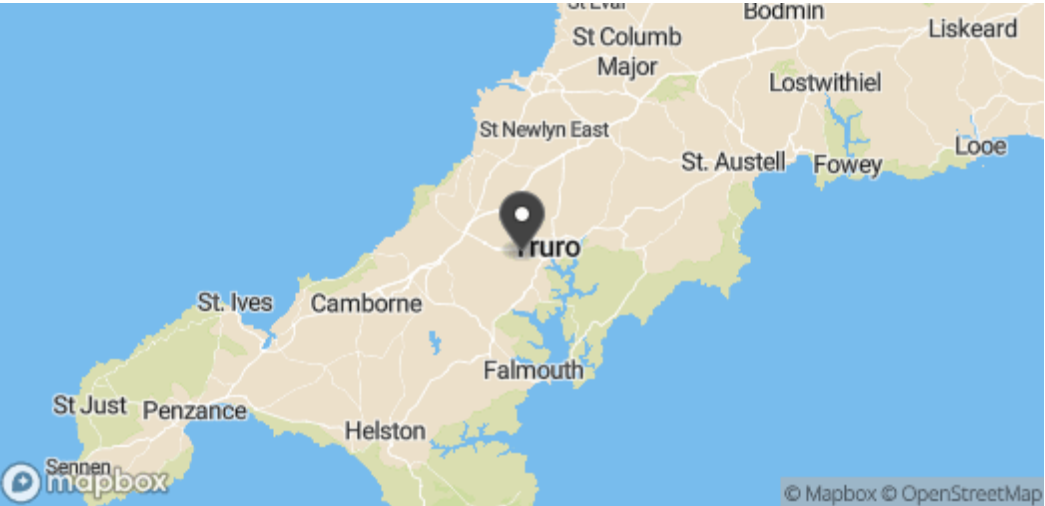
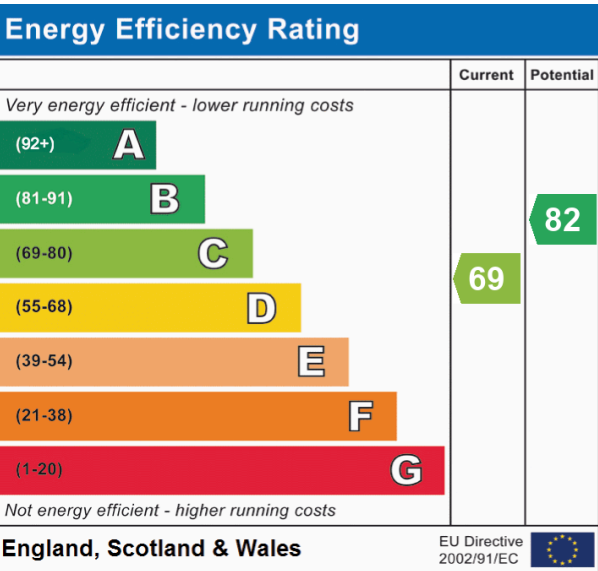
Council Authority: Cornwall

Council Tax Band: D

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

Mobile Signal: All networks good outdoor.

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



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.