



107 Polstain Road, Threemilestone, Truro, TR3 6DB
£305,000

Key Features

- Well presented 3 bedroom home
- Modern kitchen and dining room
- Living room, family bathroom
- Driveway parking, garage
- Large west facing lawned garden
- Convenient outskirts of Truro location
- Video tour available



A very well presented 3 bedroom, semi detached house situated on the outskirts of Truro with modernised and stylish accommodation, driveway parking, garage and a large enclosed level rear garden.

The Property

On the ground floor, a good size and stylish entrance porch provides access to a hallway, which in turn opens into the living room and has stairs leading to the first floor. The living room, which has a window overlooking the driveway and a large understairs cupboard, has been decorated beautifully and is semi open plan to the kitchen/dining room. Cleverly connected with a large archway and wood effect flooring, the kitchen/dining room is fantastic. Our clients have created a beautiful space here with a range of base and eye level gloss units with wood effect work surfaces, breakfast bar, door leading out to the rear patio, space for a dining table plus a sliding patio door leading to the rear garden.

Upstairs, 3 bedrooms and a family bathroom - all again decorated beautifully. The principle bedroom, which overlooks the front of the property is a great size with space for further wardrobes/units. Bedroom 2, which overlooks the rear garden has an integral storage cupboard. Bedroom 3 is a single bedroom with a storage cupboard. The family bathroom is a contemporary 3 piece suite with glazed window allowing in plenty of light.

To the front, a large part gravel/part landscape driveway for 2/3 vehicles and access to the garage. The garage which has power connected, is currently used as a workshop area and utility room.

To the rear, a broad, level lawn garden which faces west capturing most of the days sun. Enclosed by fencing and high hedging and array of pretty plants/shrubs. A small area of patio to either side of the property creating a nice seating area to one side and a children's play area to the other.

This wonderful home will tick boxes for families or first time buyers alike - from the stylish modern kitchen, to the large rear garden this truly is a great opportunity for anybody wanting to own a good size, modernised house just moments from Truro and with easy access onto the A30.





The Location

Polstain Road is situated in Threemilestone and is around 3.9 miles West from the city centre and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than half a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis.

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.



Property Information

Tenure: Freehold

Council Authority: Cornwall Council

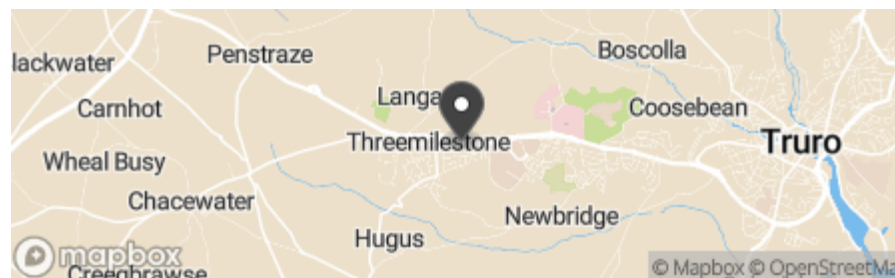
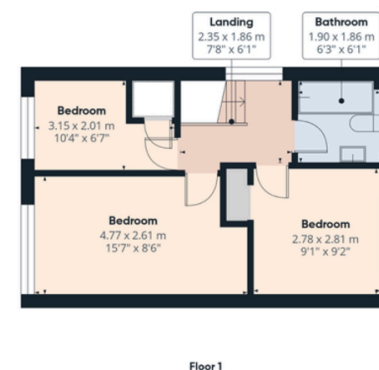
Council Tax Band: C

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

Mobile Signal Externally: EE Good outdoor and in-home. All other networks good outdoor.

Broadband: Superfast available - 32Mbps download & 5Mbps upload.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		89
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	66	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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