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**Gloweth,
Truro**

**£260,000
Freehold**





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Truro**

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Property Introduction

Situated within a popular development, this beautifully presented three bedroom home is offered for sale with no onward chain. Situated within an easy reach of a Hospital, college and schools. There are three bedrooms including a principal bedroom en-suite, allocated parking and a beautiful private and enclosed rear garden. This property would make a fantastic family home given the convenient location and is offered for sale with no onward chain. The accommodation comprises entrance hallway, a useful ground floor cloakroom, modern fitted kitchen, living room with archway through to the dining area which has French doors that open out to the rear garden. Stairs from the hallway rise to the first floor where one will find three bedrooms, two are double bedrooms with the principal bedroom offering an en-suite shower room, there is a further single bedroom and a modern family bathroom. Externally the property has a private and enclosed rear garden with a low-maintenance patio which is a lovely place to sit back, relax and enjoy the garden on offer. The property also offers an allocated parking area to the side for one vehicle and a small garden to the front.

Location

Situated in a popular position within easy access of the Royal Cornwall Hospital at Treliske and Truro College, the cathedral city of Truro has the County's leading range of retail, business, leisure, schooling and medical facilities. Truro offers a mainline Railway Station with direct links to London Paddington and the north of England.

The A30 trunk road is easily accessible from the property and Newquay Airport, which is twenty-three miles distant, links Cornwall to the rest of the Country and Continental Europe.

ACCOMMODATION COMPRISES

Double glazed front entrance door to:-

ENTRANCE HALL

Stairs rising to first floor. Carpeted flooring and radiator. Doors off to:-

CLOAKROOM

Double glazed window. Low level WC and wash hand basin. Laminated flooring. Radiator.

LOUNGE/DINING ROOM

LOUNGE AREA 16' 4" x 14' 7" (4.97m x 4.44m) L-shaped, maximum measurements into bay

Featuring a bay window to side and window to front. Archway opening to the:-

DINING AREA 9' 9" x 8' 0" (2.97m x 2.44m)

Patio door opening to the rear garden. Telephone point and TV point. Under stairs storage. Carpeted flooring and radiator.

KITCHEN 9' 9" x 7' 10" (2.97m x 2.39m)

Window to the rear overlooking the garden. Consisting of a range of floor and wall mounted units with an integrated electric oven and gas hob over with extractor above. Plumbing for an automatic washing machine, space for an upright fridge/freezer and wall-mounted gas boiler.

FIRST FLOOR LANDING

Storage cupboard and cupboard housing the heating system. Doors off to:-

BEDROOM ONE 11' 4" x 8' 9" (3.45m x 2.66m) maximum measurements into recess

Window to the front. Carpeted flooring, TV point and telephone point. Door to:-

EN-SUITE SHOWER ROOM

Comprising of matching white wash hand basin, WC and shower cubicle with mains shower. Window.

BEDROOM TWO 9' 6" x 9' 6" (2.89m x 2.89m)

A double room with a window to the rear. Carpeted flooring, TV point and telephone point. Radiator.

BEDROOM THREE 7' 11" x 7' 0" (2.41m x 2.13m)

A single room featuring window to the front. Carpeted flooring and radiator.

BATHROOM

Double glazed obscured window to the front elevation. Fitted with a modern white suite consisting of a panelled bath with mixer tap, WC and pedestal wash hand basin with tiled surrounds. Radiator.

OUTSIDE FRONT

The front the property benefits from a small garden.

REAR GARDEN

The rear garden requires some landscaping - there is an area directly off the dining area and steps leading down to a rear pedestrian gate.

PARKING

There is an allocated parking space for one car.

AGENT'S NOTES

The Council Tax Band for this property is Band 'B'.

DIRECTIONS

From Royal Cornwall Hospital, head south towards Tresalus Road on the A390, at the roundabout, take the second exit to Newbridge Lane, turn right and stay in Newbridge Lane. Continue straight onto Sparnock Grove, Sparnock Grove turns left and becomes Godern Drive, turn left to stay on Godern Drive, the property will be identified on the left-hand side by a For Sale board. If using What3words: compacts.access.laninate



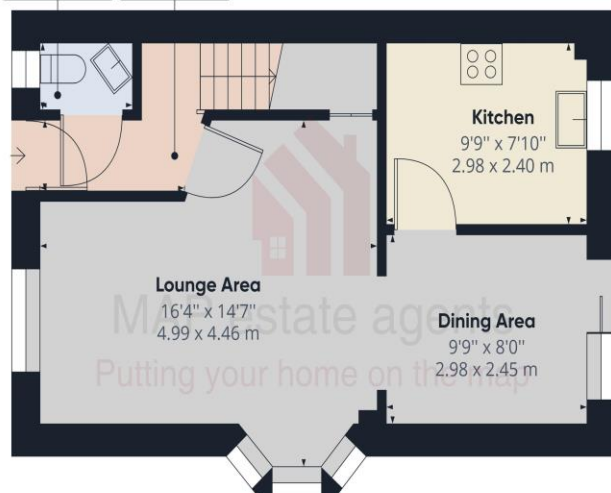
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Semi-detached modern house
- Three bedrooms (principal with en-suite shower room)
- Family bathroom
- Lounge opening to dining room
- Gas central heating system and double glazing
- Kitchen
- Rear enclosed garden and allocated parking
- Ground floor cloakroom
- Truro City Centre is within easy reach
- Offered for sale with no onward chain

WC 4'8" x 2'10" 1.43 x 0.87 m	Hallway 6'10" x 3'2" 2.09 x 0.99 m
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Approximate total area⁽¹⁾
437.96 ft²
40.69 m²

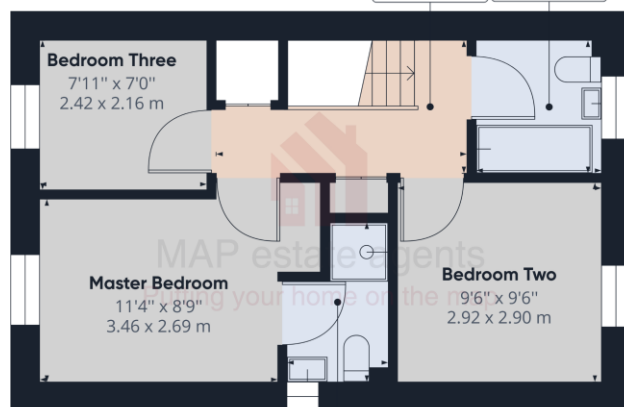
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

Landing 11'7" x 6'6" 3.55 x 1.99 m	Bathroom 6'1" x 6'4" 1.87 x 1.94 m
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Approximate total area⁽¹⁾
384.24 ft²
35.70 m²

(1) Excluding balconies and terraces

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Floor 1

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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