



MAP estate agents
Putting your home on the map

**Tregavethan View,
Threemilestone, Truro**

**£350,000
Freehold**





Tregavethan View, Threemilestone, Truro

£350,000
Freehold

Property Introduction

A detached brick built bungalow being offered for sale with vacant possession situated in a cul-de-sac position within the village of Threemilestone.

Believed to have been constructed during the 1980's the accommodation benefits from double glazed windows and doors along with a gas fired central heating system.

Externally to the rear is an enclosed garden being laid mainly to lawn with useful outbuildings and being well stocked with shrubs and borders.

To the front an area of lawn is adjacent to the single driveway accessing the garage with electric door.

Location

Threemilestone is a popular residential area with excellent local amenities including an excellent Co-Op supermarket, Spar shop, fish and chip shop, doctors surgery, hair salon, community centre, Public House and Methodist Chapel just to mention a few. Threemilestone is also within the locality for the Park and Ride scheme that serves the A390 operating on a regular basis for those travelling into Truro.

The city itself is renowned for its Georgian architecture and cobbled streets making it popular for visitors and offers a good variety of retail outlets along with many independent stores. Truro Piazza gives access to the Hall for Cornwall whilst other places of interest include the riverside village of Malpas being popular for water sports with other recreational facilities including tennis courts, playing field and cricket club. Both north and south coasts are within a reasonable travelling distance with their contrasting coastlines with the north being popular for surfing and the south enjoying excellent sailing waters.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Double glazed window. Radiator. Electric box. Wood floor and glazed door giving access to:-

INNER HALLWAY

Radiator. Wood floor. Built-in double storage cupboard. Access to loft with power connected and boarded, additional storage cupboard with water tank.

LOUNGE/DINER

Double glazed window to front and rear elevation, wood floor. Two radiators. Brick fireplace with gas fire and mantel over.

LOUNGE AREA 14' 2" x 11' 8" (4.31m x 3.55m)

DINING AREA 9'1" x 8'4" (2.77m x 2.54m)

KITCHEN 10' 7" x 9' 9" (3.22m x 2.97m)

Double glazed window and door to exterior. Range of white high gloss wall mounted and base storage cupboards with work surfaces over incorporating a single stainless steel sink unit. Double oven with hob and extractor over, plumbing for automatic washing machine, recess for fridge and freezer. Part tiled walls, wood floor, radiator and walk-in larder.

BEDROOM ONE 11' 10" x 9' 8" (3.60m x 2.94m)

Double glazed window to the front elevation. Radiator. Wood floor.

BEDROOM TWO 8' 11" x 8' 1" (2.72m x 2.46m)

Double glazed window to front elevation. Radiator. Wood floor.

BEDROOM THREE 10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to rear elevation. Radiator. Wood floor.

SHOWER ROOM

Double glazed window to rear elevation. Shower cubicle, close coupled WC and pedestal wash hand basin. Tiled floor and walls. Radiator. Wall light with integrated shaver point.

SEPARATE WC

Double glazed window to rear elevation. Low flush WC. Wood floor. Radiator.

OUTSIDE FRONT

Immediately to the front of the property is a lawned garden with a single driveway adjacent giving access to the:-

GARAGE 17' 0" x 8' 7" (5.18m x 2.61m)

Electric door. Power connected and pedestrian doorway to the rear garden.

REAR GARDEN

The rear garden is fully enclosed and has a concrete pathway and paved area with a lawned garden having access to several outbuildings including a greenhouse. Within the garden are a variety of mature shrubs and borders along with a plum tree.

SERVICES

Mains drainage, mains water, mains electricity and mains. gas.

AGENT'S NOTE

The Council Tax band for the property is band 'D'.

DIRECTIONS

From Truro, follow the A390 towards Threemilestone, turning left for Threemilestone at the traffic lights. Follow the road around into Chyvelah Road, turning left into Tregavethan View where the property is located on the right hand side and a MAP For Sale board has been erected for identification purposes. If using What3words:- dean.breakaway.galloped



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



MAP's top reasons to view this home



- A detached brick built bungalow located in a cul-de-sac position
- Three bedrooms
- Lounge/diner with gas fire
- Fitted kitchen with white gloss units and integrated oven and hob
- Shower room and separate WC
- Double glazed windows and doors complemented by gas central heating
- Enclosed rear garden with outbuildings
- Driveway to garage with electric door
- Vacant possession
- Close proximity to local amenities in Threemilestone

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

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)

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.