



MAP estate agents
Putting your home on the map

**Carnon Downs,
Truro**

**£400,000
Freehold**





**Carnon Downs,
Truro**

**£400,000
Freehold**

Property Introduction

An opportunity to purchase this detached bungalow being offered for sale with vacant possession and located in the sought after and desirable village of Carnon Downs on the outskirts of Truro. The property occupies a corner plot, although requiring some updating the accommodation benefits from double glazed windows and doors along with an oil fired central heating system. Although the main accommodation is to the ground floor a staircase accessed from the entrance hallway gives access to further accommodation in the attic room with an en-suite shower.

Externally to the front is an area of garden with mature shrubs with a single driveway accessing the garage with two work benches and additional workshop area off. Adjacent to the garage is an additional storage unit. A pathway via the side of the property gives access to the rear garden, again offering a variety of shrubs with pathway leading to the additional area of garden to the side which is laid to lawn and being enclosed with fencing.

Location

Carnon Downs is a popular village located within easy reach of Truro and being on a regular bus route. Locally can be found a range of amenities such as dentist, Post Office, hairdressers and a village shop which caters extremely well for day to day needs. Also within a reasonable travelling distance is the maritime town of Falmouth, again offering a good range of independent shops, restaurants, the National Maritime Museum and access to three popular beaches.

Truro itself is a popular city for visitors with its cobbled streets and Georgian architecture, there are a good range of high street multiples sat alongside independent retail outlets and the piazza being home to The Hall For Cornwall. The north coast and south coasts are again within a reasonable travelling distance with their contrasting coastlines, the north being popular for surfers whilst the south is excellent for sailing.

ACCOMMODATION COMPRISES

Double glazed door opening to:-

ENTRANCE PORCH

Doorway giving access to:-

HALLWAY

Staircase to the first floor attic room, airing cupboard, walk-in storage cupboard, radiator and access to:-

LOUNGE 20' 4" x 11' 0" (6.19m x 3.35m)

Double glazed window and glazed door to rear entrance/sun room. Multi-fuel wood burner set in a slate fireplace and hearth. Radiator.

REAR ENTRANCE/SUN ROOM 15' 10" x 4' 5" (4.82m x 1.35m)

Double glazed door to exterior, double glazed windows.

BEDROOM ONE 10' 10" x 8' 9" (3.30m x 2.66m)

Double glazed window to front elevation. Radiator.

BEDROOM TWO/DINING ROOM 12' 9" x 11' 7" (3.88m x 3.53m)

Double glazed window to front elevation. Radiator.

BEDROOM THREE 11' 6" x 9' 7" (3.50m x 2.92m)

Double glazed window to rear elevation. Radiator.

KITCHEN 11' 6" x 8' 6" (3.50m x 2.59m) maximum measurements

Doorway accessing sun room/rear porchway. A range of base and wall mounted storage cupboards with worktops incorporating a single sink unit with mixer tap. Space for fridge, plumbing for automatic washing machine, part tiled walls.

SHOWER ROOM

Double glazed window. Close coupled WC, pedestal wash hand basin and shower cubicle. Part tiled walls, radiator and shaver point.

ATTIC ROOM 11' 3" x 10' 5" (3.43m x 3.17m)

PLUS 11' 2" x 10' 6" (3.40m x 3.20m) Some restricted head room to two sides.

Double glazed window to side elevation. Access to:-

SHOWER ROOM

Double glazed window to side elevation. Wash hand basin, low level WC and shower cubicle. Storage into eaves.

OUTSIDE

Immediately to the front of the property a single driveway gives access to the garage. The front garden has an area of grass with a variety of shrubs and a gateway via the side of the property leads around to an area of garden being paved with a useful timber shed, raised flower beds and shrubs and access to the oil tank, gas cylinders and a useful water tap. The additional garden to the side of the property is laid to lawn being enclosed with fencing with a pedestrian gateway.

GARAGE 16' 4" x 8' 6" (4.97m x 2.59m)

WORKSHOP 9' 2" x 6' 4" (2.79m x 1.93m) irregular shape

STORAGE SPACE 8' 0" x 5' 11" (2.44m x 1.80m) irregular shape

Having a single up and over door and window to rear elevation. Within the garage power is connected along with work benches and a step up to an additional workshop area with window to rear elevation and houses the oil fired boiler.

SERVICES

Mains drainage, mains water, mains electricity. Oil heating and cylinder gas.

AGENT'S NOTE

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

DIRECTIONS

Proceeding into Carnon Downs off the roundabout, continue along Forth Coth turning right into Quenchwell Road, turning left into Forth Noweth where the property is located on the left hand side, where a MAP 'For Sale' board has been erected. If using What3words:- shallower.clan.slick

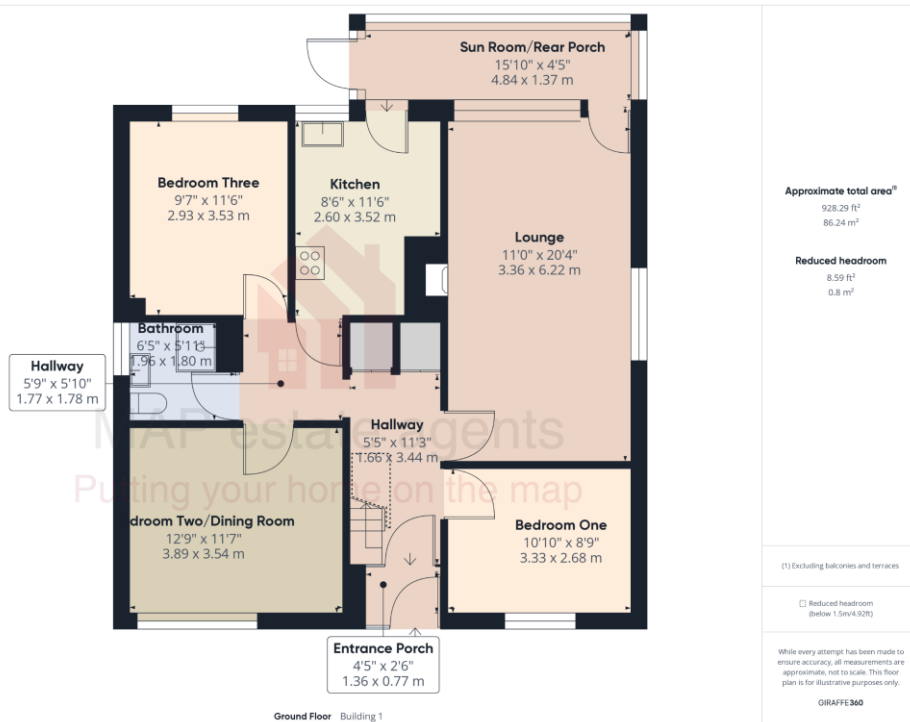


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Detached bungalow in a corner plot position
- Three bedrooms, bedroom two/dining room
- Generous lounge with wood burner
- Entrance porchway
- Attic room with en-suite shower
- Double glazed windows and doors
- Enclosed gardens
- Garage plus workshop space
- Ideal for access to local village amenities
- Vacant possession



sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.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.