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**Copes Gardens**  
Truro

# Copes Gardens

Truro

Truro city centre 0.5 miles | Redruth 11 miles | Falmouth (south coast) 12 miles | Newquay Airport 19 miles | Exeter (M5) 91 miles (all distances approximate)

Located within a quiet position yet within less than a mile to the city centre, is this magnificent detached bungalow which has undergone extensive modernisation and refurbishment throughout being carried out in 2020.

Entrance hallway | Three bedrooms - principal with en-suite shower room plus bedroom four/office | Open plan kitchen/living/dining space | Bathroom | Utility | WC | Parking | Gardens

**£575,000**  
**Freehold**



## Property Introduction

The accommodation now offers contemporary living with a feature open planned lounge incorporating a dining area and a delightful fitted kitchen with integrated appliances along with granite worktops.

The quality of finish is evident throughout with much thought and attention to detail including feature LED lighting in the hallway extending to the kitchen, underfloor heating to the living area and landscaped gardens to the rear.

In brief, the accommodation comprises of an entrance hallway giving access to three bedrooms, the principal bedroom having an en-suite shower room, family bathroom, feature open planned living area incorporating lounge, dining room and fitted kitchen, utility room, cloakroom, bedroom four/office which also gives access to a useful storage area. Externally to the front are ample parking facilities whilst the rear garden is enclosed and has been thoughtfully designed making this a wonderful area to enjoy.

## Location

The city of Truro is the commercial centre for Cornwall and offers a good range of well known high street multiples along with many independent retail outlets. Its attractive cobbled streets meander through the city leading to a range of

restaurants, bars, cinema, nightclubs and of course the Hall for Cornwall and the Royal Cornwall Museum.

The city is steeped in history and features many wonderful Georgian terraced streets which are rivalled only in the west by Bath. There are also a number of fine municipal gardens such as Boscawen Park and Victoria Gardens which have in the past won many awards in the Britain in Bloom competition.

For those who enjoy water sports these can be found nearby at Loe Beach near Feock and of course the maritime town of Falmouth is approximately twelve miles distant. A regular rail service operates to London Paddington from Truro train station.

### ACCOMMODATION COMPRISES

Entrance door opening to:-

### ENTRANCE HALLWAY

Tiled floor, radiator, storage cupboard, folding wooden ladder giving access to the loft which has automatic lighting. LED lighting, access to:-

### BEDROOM ONE 15' 9" x 11' 9" (4.80m x 3.58m)

Double glazed window to front elevation, radiator. Door to:-

### EN-SUITE SHOWER ROOM

Double glazed window to side elevation. A modern white suite comprising wash hand basin with storage under, close coupled WC and a generous shower cubicle. Wall mounted mirror with integrated lighting and shaver point, under floor heating, tiled floor and walls and chrome heated towel rail.

### BEDROOM TWO 12' 9" x 11' 1" (3.88m x 3.38m)

Double glazed window to front elevation, radiator.



### BEDROOM THREE 8' 9" x 8' 5" (2.66m x 2.56m)

Double glazed window, radiator.

### FAMILY BATHROOM

Double glazed window. A luxury bathroom comprising hand grip bath with shower cubicle, wash hand basin with storage under and close coupled WC. Tiled floor and walls, underfloor heating, chrome heated towel rail and wall mirror with integrated light and shaver point.

### OPEN PLAN LIVING SPACE 27' 6" x 22' 3" (8.38m x 6.78m)

A delightful contemporary living space including the kitchen, dining area and lounge. The kitchen comprises of a single sink unit with mixer tap, a good range of high quality base and wall mounted storage cupboards with feature granite worktops, ceramic hob with

extractor hood above, double oven, fridge/freezer, larder style pull out unit, dishwasher, pan drawers and corner units with pull out shelving, part tiled walls, tiled floor with under floor heating.

### LOUNGE AREA

Radiator. Tiled floor, access through to:-

### DINING AREA

This floor space being tiled with two sliding patio doors giving access to the rear garden, two feature sky pods with mood lighting, tiled floor and radiator.

### UTILITY ROOM 9' 6" x 3' 8" (2.89m x 1.12m) plus door recess

Double glazed door to exterior. Single stainless steel sink unit with double storage cupboard under and over, plumbing for washing machine and space for tumble dryer, tiled walls and floor. Access to:-

### CLOAKROOM

Double glazed window. Close coupled WC, chrome heated towel rail and tiled floor.

### BEDROOM FOUR/OFFICE 14' 2" x 9' 8" (4.31m x 2.94m)

Double glazed window and doorway giving access to:-

### STORAGE AREA

Electric folding door. NB The fourth bedroom and storage area used to be the original garage.

### OUTSIDE

Immediately to the front of the property is a feature bricked driveway offering ample parking facilities for several vehicles with inset lighting. By the side of the property is access to the rear garden which has been thoughtfully designed and landscaped and has an extensive paved area giving access up to a lawned garden with raised slate chipping areas and a variety of recently planted shrubs and trees which offers the property a great deal of privacy. Surrounding the property can also be found security lighting.

### AGENT'S NOTE

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

### DIRECTIONS

Proceeding up Kenwyn Road turn right into Trehaverne Lane taking the next right into Copes Gardens following the road down turning left at the bottom where the property is located on the left-hand side. If using What3words:- clay.mime.warns



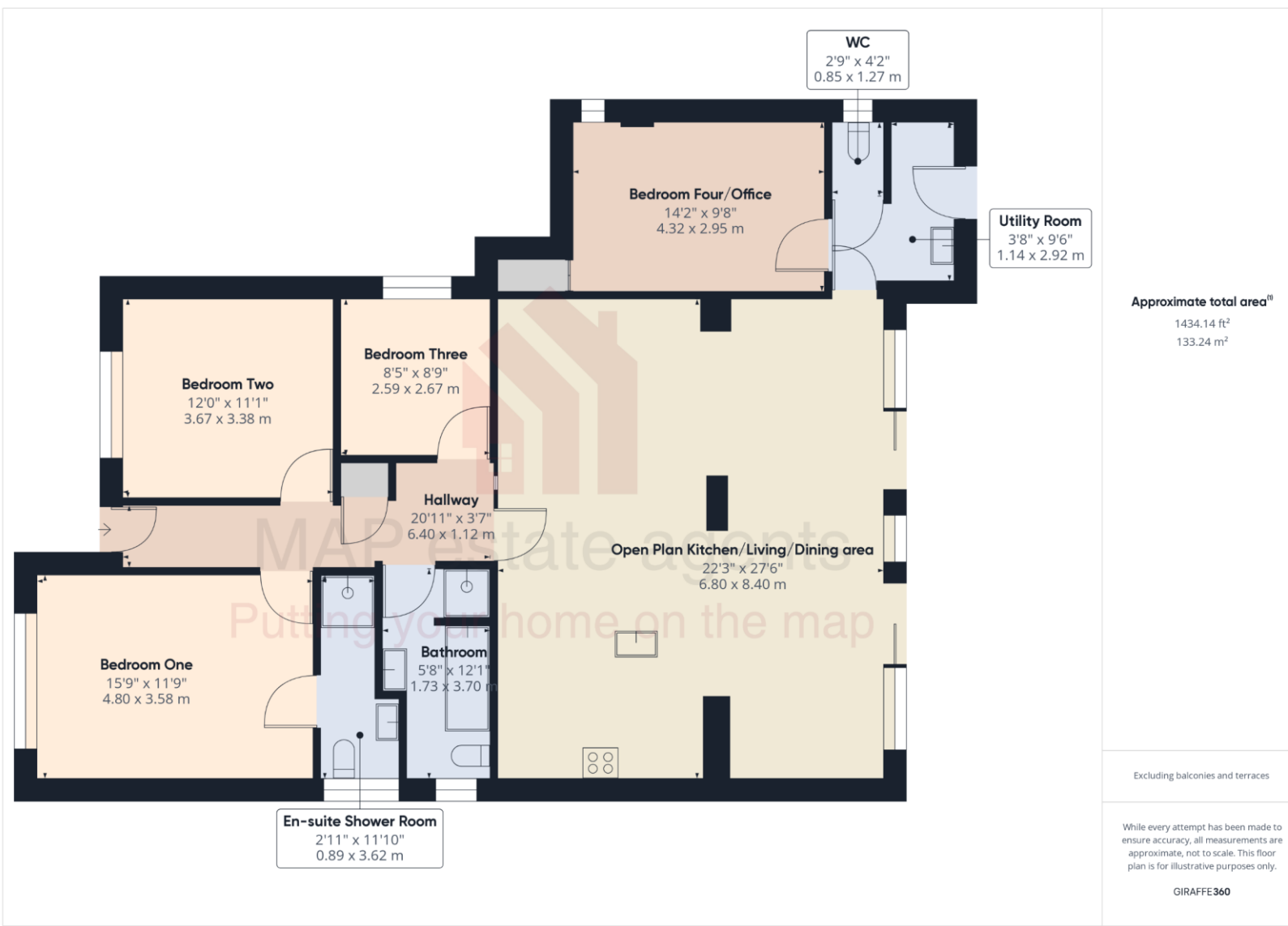
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's

## Top reasons to view this home

- An immaculate detached contemporary bungalow
  - Completely renovated and modernised in 2020
  - Located in a tucked away position
  - Four bedrooms, principal with en-suite shower
  - Feature open planned living space with fitted kitchen having granite worktops and built-in appliances
  - Bathroom plus additional cloakroom
  - Gas heating, living area with underfloor heating
  - Double glazed windows and patio doors opening onto the garden
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