



14 Springfield Way, Truro

£325,000



**CLIVEPEARCE**

01872 272622 | [hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)



**£325,000**

A spacious three bedroom detached bungalow with large sunny rear garden, garage and driveway parking. The property would benefit from some updating but offers great potential and is in an excellent village location near Truro. Majority UPVC double glazing and mains gas central heating.

# Property Description

## Why You'll Like It

This spacious three bedroom detached bungalow offers great potential and while somewhat dated has clearly been a much loved home. The property has driveway parking to the front and a single garage. The front door opens to a wide lobby and hallway with storage and airing cupboards. The living / dining room has sliding patio doors to the front garden and a serving hatch to the kitchen which is fitted with a range of base and wall units. There are three generous bedrooms and the family bathroom has a separate shower enclosure in addition to the bath. The property has two back doors leading out to the large lawned rear garden where there is a mature pear tree, greenhouse and storage shed.

## Where It Is

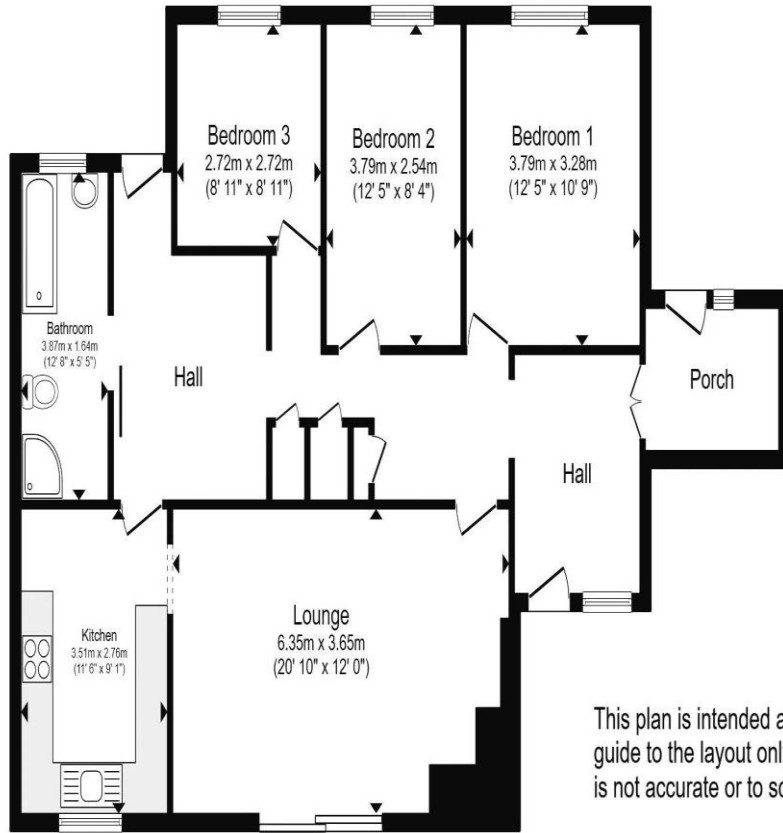
Threemilestone is an ever popular village on the fringes of the city of Truro. Exceptionally convenient for the Royal Cornwall Hospital, Richard Lander School and Truro College, Threemilestone also has a host of amenities including a doctor's surgery, dentist, pharmacy, Co-op supermarket, convenience shop, hairdressers, takeaways and primary school etc. With excellent public transport links there are few more convenient places to live and for those wanting to be on the right side of Truro for a quick trip to the North Cornish coast this location makes perfect sense. There are very handy back roads from here either heading into Truro or towards Falmouth, Helston and Redruth.

## Services & Tenure

The property is freehold and has mains water, mains drainage, mains electricity and mains gas. Council tax band D EPC C

## Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.



This plan is intended as a guide to the layout only and is not accurate or to scale

Total floor area 101.3 sq.m. (1,090 sq.ft.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.