



14 Springfield Way, Truro

£325,000



CLIVEPEARCE

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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

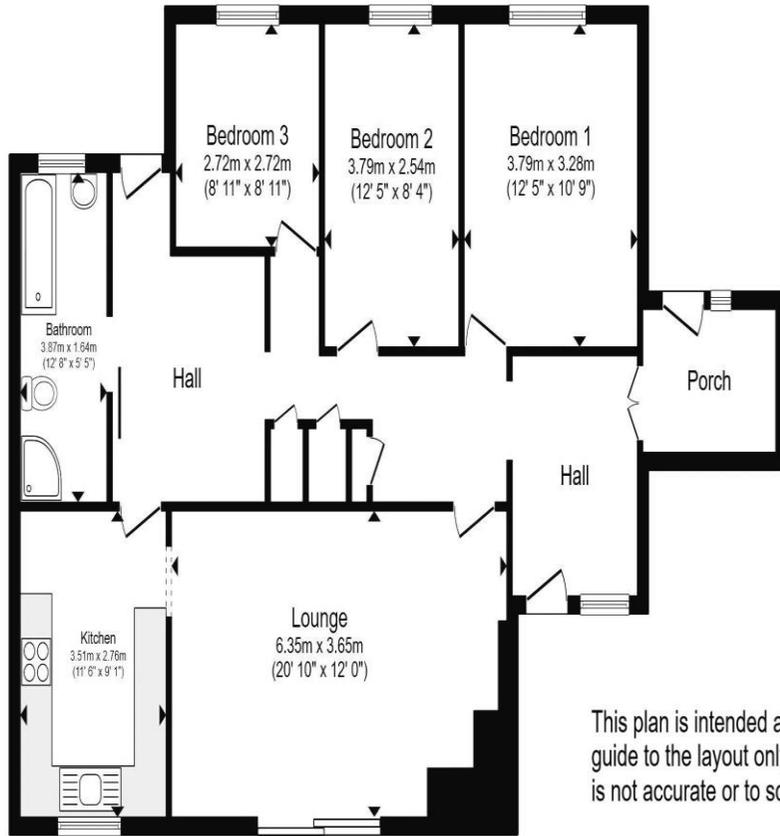
Threemilestone is an ever popular village on the fringes of the city of Truro. Exceptionally convenient for the Royal Cornwall Hospital, Richard Lander School and Truro College, Threemilestone also has a host of amenities including a doctor's surgery, dentist, pharmacy, Co-op supermarket, convenience 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

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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		

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