



5 Chapel Meadows, Truro
Guide Price £350,000



CLIVEPEARCE

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£350,000

A three bedroom family home in the heart of the village. Beautifully updated, conservatory and garage. Gorgeous landscaped garden.

Property Description

Why You'll Like It

On the end of a terrace of just five properties, this spacious three bedroom home has been tastefully updated and improved. A small front garden sets the property back from the parking area and once inside, the calm neutral decor ensure a fresh contemporary feel.

The kitchen/breakfast room overlooks the front and has a range of cream shaker style cabinets topped off with wood effect work surfaces. there is ample room for appliances and also a table and chairs. The living room has a feature fireplace and doors through to the conservatory which in turn leads to the rear garden. Upstairs, you'll find three bedrooms (two doubles and a single), and a shower room with a white suite.

The rear garden is particularly delightful with a lawned area, a variety of plants and shrubs and a stream running along the end. A single garage is located in the parking area.

Where It Is

Located in the village centre, with its superb amenities and primary school. Perranwell Station is a thriving village with a superb community and is found between Truro and Falmouth. There is a Post Office and Stores, pub, garage, village hall with a host of activities, primary school, cricket and football club. Public transport links are good with buses to Truro, Falmouth and Redruth and the branch line train station runs regularly between Truro and Falmouth. There are many rural walks and bridleways on hand to explore and sailing facilities a short drive away at Mylor Yacht Harbour. A truly delightful village in a very convenient location.

Services and Tenure

Council Tax Band C

Important Information

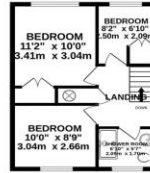
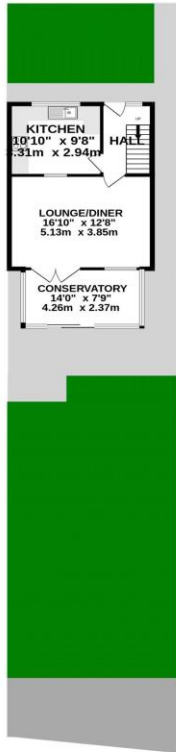
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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

GARAGE
18'0" x 10'10"
5.10m x 3.30m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

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