



2a Park View, Truro

£500,000



CLIVEPEARCE

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An attractive stone fronted cottage style three double bedroom detached house located just off Falmouth Road and close to Truro High School. The property is very well presented and has spacious beautifully appointed accommodation and low maintenance enclosed garden and courtyard. Off street parking for a number of vehicles and NO ONWARD CHAIN. Walkable to Truro city centre and the mainline railway station.

Property Description

Why You'll Like It

This modern three double bedroom detached house has been thoughtfully designed to have the appearance of a traditional stone cottage yet once inside the space is bright, light and modern. Park View is located just off Falmouth Road in Truro close to Hotel Vara boutique hotel and Truro High School for girls, and walkable to the shops and restaurants of the city centre. The property is set back from the street and has a generous gravelled parking area suitable for a number of vehicles. From the parking area there is ramped access to the property (in addition to steps) and a storm porch makes a fine welcome to this lovely home. Once inside, the ground floor layout has been kept simple to maximise light and space and you step into a large kitchen / breakfast room with a shaker style kitchen. The kitchen units are a blend of oak style and painted white style shaker doors with base and wall units along with a large central island with breakfast bar overhang. There are polished granite work surfaces and upstands to the main kitchen with solid oak block topping the central island creating a modern take on the farmhouse country kitchen. Appliances are included with a built-in dishwasher and also a range cooker, stainless steel chimney extractor fan, American style fridge / freezer and wine cooler. The sink is a 1.5 bowl granite composite style with swan neck mixer tap. A glazed door from the kitchen opens directly to the sunny patio. Also towards the front of the property is a large living room with feature wood burning stove and door to the patio. From the kitchen, at the rear is a generous dining room with bi-folding doors opening to a sheltered rear courtyard / patio. There's also a handy utility room with space and plumbing for the included washing machine and space for a tumble dryer. From the utility you access a ground floor cloakroom / WC. Heading upstairs, a galleried landing with vaulted ceiling connects the three double bedrooms and family bathroom. Bedroom one is surprisingly spacious with built-in wardrobes and vaulted ceilings along with a super en-suite which has a white WC and basin with corner shower enclosure and ladder style towel rail heater. There are two further generous double bedrooms and the family bathroom which has a shower over the bath and glass screen. Outside to the front is a large sunny patio garden and there is a gated pathway around the side of the house to a sheltered rear courtyard. At the other side of the property is a further path leading to a small additional area of land which could be gardened if wanted.

Where It Is

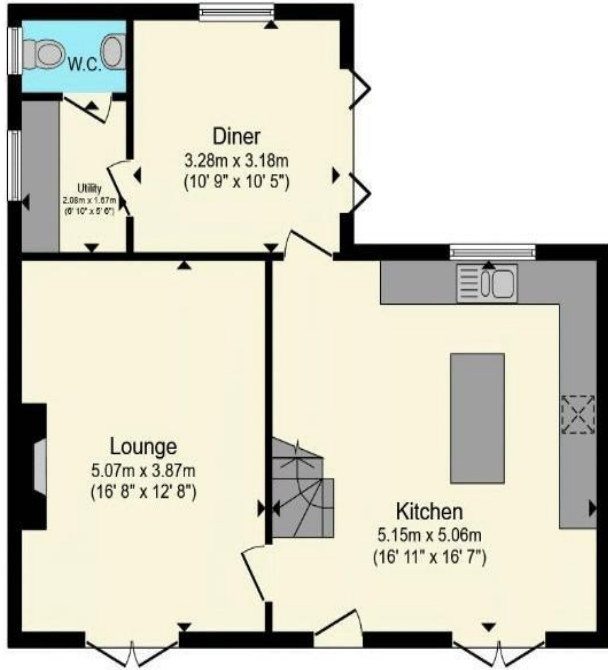
Park View is a residential road just off the upper end of Falmouth Road and this area of the city has a number of paths and walking routes to the city centre including a pedestrian short cut into town via Hurland Road which makes walking to the city centre very pleasurable. Approximately 2.5 miles to the Royal Cornwall Hospital at Treリスケ. The north Cornish coast is 9 miles away and the south coast around Falmouth is approximately 12 miles away. The Cathedral City of Truro has all the handy amenities and shops one could need and also boasts a main line rail link between Penzance and London Paddington. From the property it is a pleasant stroll to The Hall For Cornwall which is Cornwall's state of the art theatre with many big name shows. There's a twice weekly farmers' market also and the cathedral has an exciting programme of events. Schooling nearby is excellent with a primary and secondary education nearby (including the highly acclaimed Truro High School For Girls a short walk away) and Truro College is highly regarded.

Services and Tenure

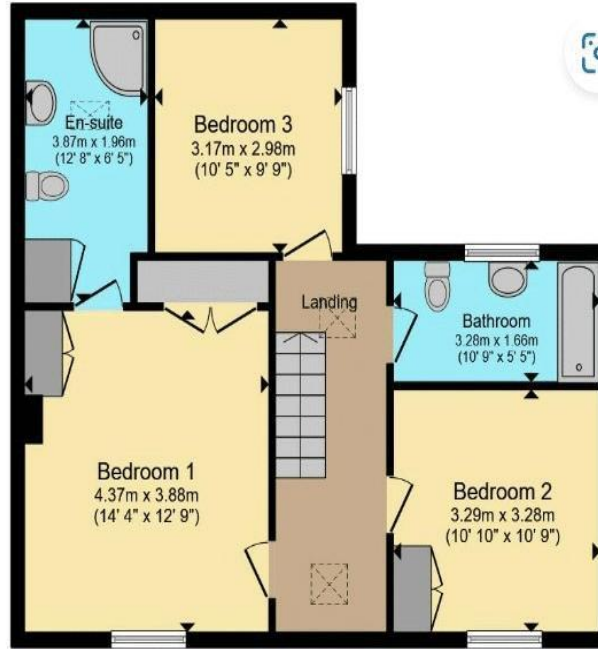
The property is freehold and has mains water, mains drainage, mains electricity and mains gas. Council tax band E

Important Information

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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