



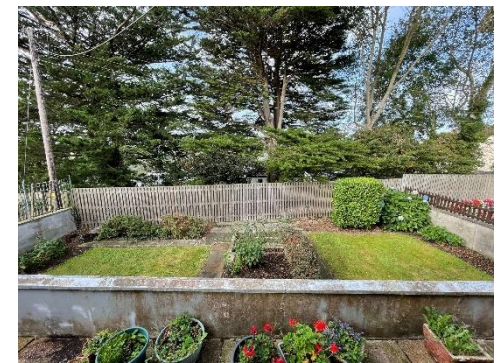
2 Gloweth View, Truro

£350,000



CLIVEPEARCE

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£350,000

A spacious three bedroom detached bungalow in need of some updating and offered for sale with NO ONWARD CHAIN. Excellent position within walking distance of The Royal Cornwall Hospital and Truro Golf Club. Ample driveway parking plus garage and attractive mature front and rear gardens. UPVC double glazing and mains gas central heating. Ideal downsize or project.

Property Description

Why You'll Like It

This spacious three bedroom detached bungalow is ideally located a short walk from the Royal Cornwall Hospital. The property is set back from the street with a pleasant front garden and ample tarmac driveway parking. The bungalow is attached to its garage with a handy utility area and cloakroom /WC connecting the two and has internal access into the garage. The garage itself has an up and over door and is longer than expected giving room to park a car and still have storage or workshop space. Overall the property is in need of some updating now but has clearly been a much loved home with some notable improvements having been made over time including the installation of UPVC double glazing , soffits and fascias. The bungalow itself has a spacious L shaped hallway with plenty of built-in storage. The living /dining room to the rear has windows looking out to the rear garden and a lovely view of the trees and distant fields. The kitchen has what appears to be the original kitchen which has been beautifully looked after but most would now consider refitting. There is a simple range of base and wall units with work surfaces, stainless steel sink and space for appliances. The mains gas central heating boiler is floor standing and located in the kitchen. To the front of the bungalow are two large double bedrooms with built-in wardrobes and the third bedroom is a good sized single. The family bathroom has a shower attachment over the bath and the basin is mounted on a cabinet. Outside to the rear of the bungalow there is a large patio and an attractive, mature yet manageable garden. From the rear garden there is an access door opening to a very useful space under the bungalow which is ideal for storage but also gives access under floors, particularly useful if considering renovating the property (for ease of plumbing and wiring etc).

Where It Is

Gloweth View is tucked away at the end of Tresawls Avenue, not far from the Golf Club and Royal Cornwall Hospital. Transport links are excellent whether you are heading for the city centre or towards the main A30 trunk road. The bus service is close by with a regular service and there is a foot/cycle path to the city and out towards Threemilestone, much of which is off road. It is difficult to think of a more

convenient place to live! Lovely country walks are not too far away and there is a Spar convenience shop close by for everyday needs. Truro Tennis club has all weather courts and is very welcoming and there is a swimming pool at Truro leisure centre.

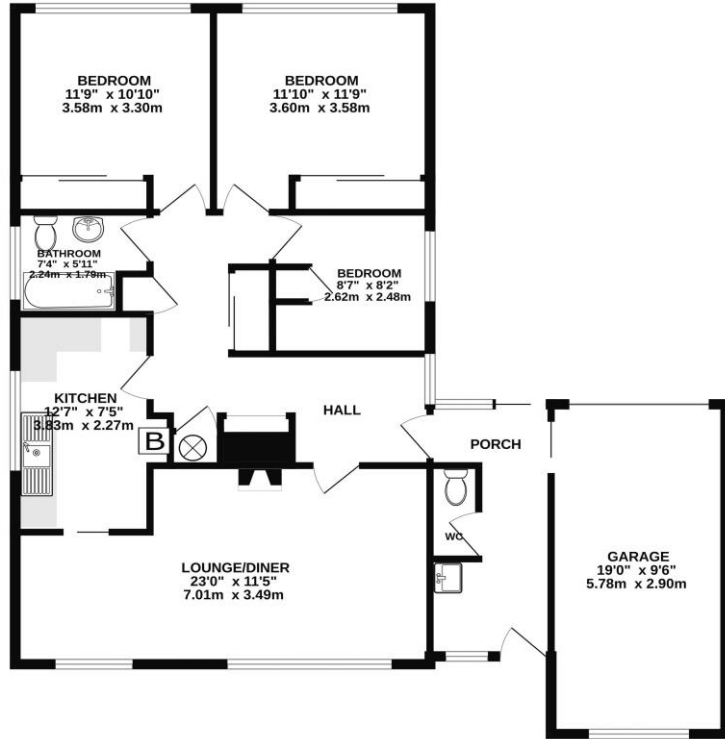
Services and Tenure

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

Important Information

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GROUND FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 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.