



Two Burrow Hill | Zelah | Truro | TR4 9HQ

**Guide Price £425,000**



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- Extensive Gardens (Approx. 0.45 Of An Acre)
- Driveway Parking And Garage
- Generous Reception Space
- Easy Access To The A30
- Planning Permission To Extend

This double fronted, semi-detached property boasts extensive gardens which are in the region of 0.45 of an acre, driveway parking and comfortable, three-bedroom accommodation.

Entering from the front, a useful entrance porch welcomes you into the property. In turn, this leads to the open plan living / dining space where an inglenook fireplace provides an attractive focal point – complete with log burning stove. The ground floor is complete with an additional sitting room, rear lobby, and a kitchen. The kitchen is well equipped with a range of base units, space for two under counter appliances and a free-standing oven / hob.

On the first floor you will find the three bedrooms and the family bathroom. The latter has been updated in recent times and now provides an attractive suite, comprising shower over bath, hand wash basin, WC and towel rail.

Externally, as mentioned, the gardens are generous and are predominantly laid to lawn. The borders are well defined and there is a paved area near the property – perfect for garden furniture! The outside space furthest from the property enjoys further areas laid to lawn, a double garage and ample





driveway parking.

With the original dwelling being of cob or part cob construction, the well-proportioned accommodation now is the result of extensions to the original residence, over the years. There is now also conditional planning permission granted, to extend further. Further details can be found under application: PA22/07489. The proposed floorplan and elevations can be found under 'floorplans'.

For those seeking a property positioned conveniently for commuting, generous gardens or a property that is well-proportioned – a viewing is highly recommended.

## ACCOMMODATION

### ENTRY

### KITCHEN

8'7" x 8'11" (2.62 x 2.72)

### LIVING ROOM AND DINING AREA

28'0" x 7'10" (8.54 x 2.41)

### SITTING ROOM

11'5" x 9'7" (3.50 x 2.93)

Currently utilised as an occasional bedroom.

## FIRST FLOOR

### BEDROOM

11'11" x 9'10" (3.65 x 3.00)

### BEDROOM

8'7" x 12'8" (2.62 x 3.87)

### BEDROOM

9'3" x 7'11" (2.84 x 2.43)



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ESTATE AGENTS



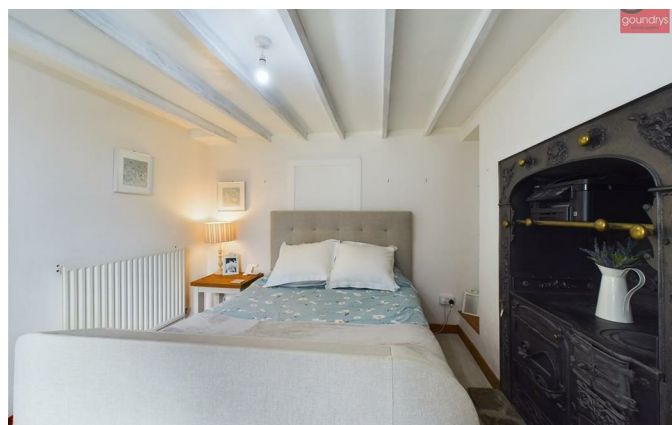
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## BATHROOM

7'0" x 4'9" (2.14 x 1.46)

## INFORMATION

Tenure - Freehold

Private Drainage

Mains water & Electric

Broadband : Standard or Superfast - 17mbps to 1000mbps download speeds (Source : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr49hq&uprn=10001200234>)

Council Tax - Band D – (Source = <https://www.tax.service.gov.uk/check-council-tax-band/property/155722185>)

WE STRONGLY advise all parties to confirm and check title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. All buyers MUST also verify the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

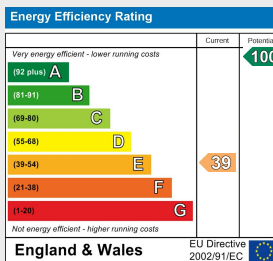
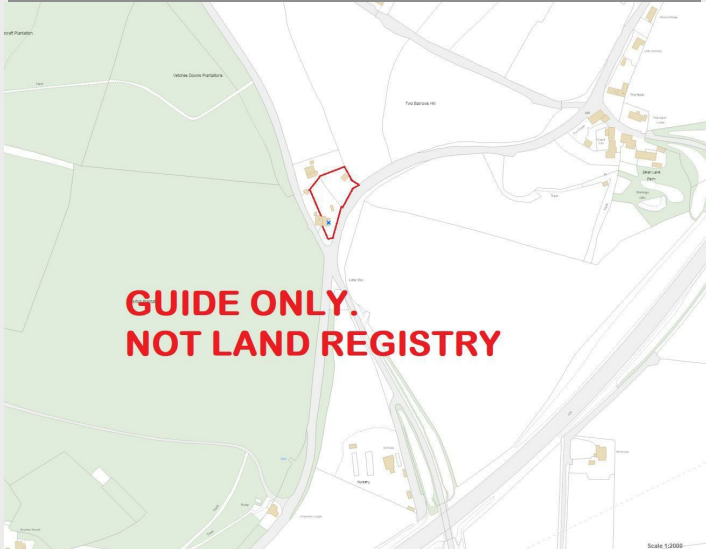
Consumer Protection from Unfair Trading Regulations 2008.


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ANTI-MONEY LAUNDERING REGULATIONS - Purchasers It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.


PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.










Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

966.08 ft<sup>2</sup>

89.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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