



Kel Avon Close | | Truro | TR1 1AN

**Guide Price £400,000**





Kel Avon Close |  
Truro | TR1 1AN  
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- No Onward Chain
- En-Suite Shower Room
- Detached Family Home
- Double Glazing
- Enclosed Rear Garden
- Five Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- Garage & Parking
- Close To Penair School

Preliminary Announcement

Offered onto the market with no onward chain, this spacious detached five bedroomed house offering diverse accommodation arranged over three levels which is ideally located for Truro City Centre and Penair Secondary School.





### Description

Offered onto the market with no onward chain, this spacious detached five bedroomed property is conveniently located within close proximity to Truro City and Penair Secondary School, offers diverse accommodation arranged over three levels. The internal accommodation briefly comprises: Entrance hallway, cloakroom, spacious living/dining room with access to the fitted kitchen which has range of base and wall units, integrated gas hob, electric oven, sink unit and plumbing for washing machine. To the lower ground floor are two bedrooms with the master bedroom has an en-suite shower room and the second bedroom has doors opening out onto the rear garden. To the first floor are a further three bedrooms and family bathroom. Externally there is hard standing parking to the front of the garage which has an electric door. The rear garden benefits from being enclosed and is laid to lawn with a paved seating area.

### Location

Located on the eastern side of Truro City Beechwood Parc Development is conveniently situated on the outskirts of Truro City benefiting from having excellent Transport links with easy access to the A39 and the A30. The property lies within easy catchment area for various junior schools and Penair Senior School. This conveniently situated home offers excellent light and spacious accommodation with level walking distance into Truro city centre.

### Entrance

### W/C

### Living/Dining Room

22'7" x 11'2" (6.89 x 3.42)

### Kitchen

9'7" x 7'8" (2.94 x 2.36)

### Lower Ground Floor

### Bedroom

12'2" x 9'8" (3.71 x 2.95)

### En-Suite Shower Room

### Bedroom

11'0" x 10'1" (3.37 x 3.08)





## First Floor

### Bedroom

9'10" x 8'7" (3.02 x 2.63)

### Bedroom

13'2" x 9'9" (4.03 x 2.98)

### Bedroom

10'0" x 9'3" (3.06 x 2.83)

### Bathroom

9'9" x 7'8" (2.98 x 2.34)

### Garage

17'7" x 8'4" (5.38 x 2.55)

## Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 13mbps to 1000mbps download speeds

(Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band E – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. 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.

Goundrys have 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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