



Victoria Gardens | Threemilestone | Truro | TR3 6DA

Guide Price £425,000



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Spacious detached three bedroomed bungalow with generous parking, private rear garden and recently constructed music studio/office. Situated within this popular village and a level walk form the village shops and regular bus service.

- Detached Bungalow
- Three Bedrooms
- Modern Bathroom
- Home Office/Studio
- Laundry & Storage Shed
- Quiet Location
- Open Plan Living/Dining Area
- Enclosed Rear Garden
- Garage/Games Area
- Popular Village Location

Description

Located within this quiet cul de sac, this well-presented detached bungalow offers spacious accommodation throughout with double glazing, modern electric heating and is conveniently situated within a close level walk to local shops and regular bus services.

The internal accommodation comprises: Entrance hallway with airing cupboard, loft access with scope for conversion (once the necessary permissions have been obtained). The dual aspect living room has feature wood burner, views across to the rear garden and access into the kitchen dining room. The Kitchen is fitted with a range of base and wall unit, space for electric cooker with hood above, plumbing for dishwasher and door leading to the side access and laundry area. The bungalow has three good sized bedrooms and a bathroom suite complete with Spa bath with electric shower and screen. Externally there is a lawn area and generous parking for a number of vehicles to the front, whilst the rear garden has decked and paved seating areas to take full advantage of the sun throughout the day. The garage has been temporarily sub-divided to create storage and a games area, in addition to this is a large timer storage shed, newly installed and insulated timber music studio/office with power connected which is perfect for those who require an office or hobby room. To the side of the property is a laundry area with power connected.





Location

Victoria Gardens is a level walk to Threemilestone village which has a wide range of facilities which includes a Junior School, two general stores, post office and a regular bus service to Truro City, the Royal Cornwall Hospital, Sixth Form College, Leisure Centre and Richard Lander School.

Hallway

Living Area

16'6" x 12'3" (5.05 x 3.75)

Kitchen/Dining Area

19'9" x 8'11" (6.02 x 2.72)

Bedroom

9'10" x 9'0" (3.00 x 2.76)

Bedroom

8'11" x 12'4" (2.73 x 3.78)

Bedroom

7'10" x 9'1" (2.41 x 2.79)

Bathroom

8'2" x 5'11" (2.50 x 1.81)

Garage/Games Area

5'2" x 7'10" + 9'10" x 7'3" (1.58 x 2.41 + 3.00 x 2.22)

Laundry Area

7'3" x 5'1" (2.21 x 1.57)

Music Studio/Office

16'7" x 8'7" (5.07 x 2.64)

Storage Shed

6'6" x 4'11" (2.00 x 1.50)

Agents Information

Tenure - Freehold

Private Road

Broadband : Standard or Superfast - 18mbps to 80mbps download speeds (Source OFCOM :

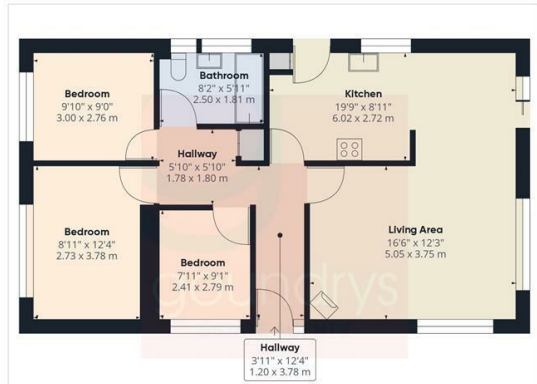
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&upm=10001213227>

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&upm=10001213227>)

Council Tax – Band C – (Source : [https://www.tax.service.gov.uk/check-council-tax-](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000)

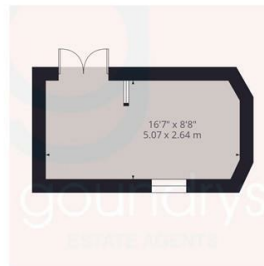
[band/property/12717182000](https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000))



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

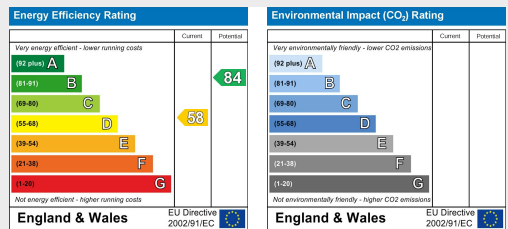


Approximate total area⁽¹⁾
1112.53 ft²
103.36 m²

(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.

GIRAFFE360



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