



Tinney Drive | | Truro | TR11AQ

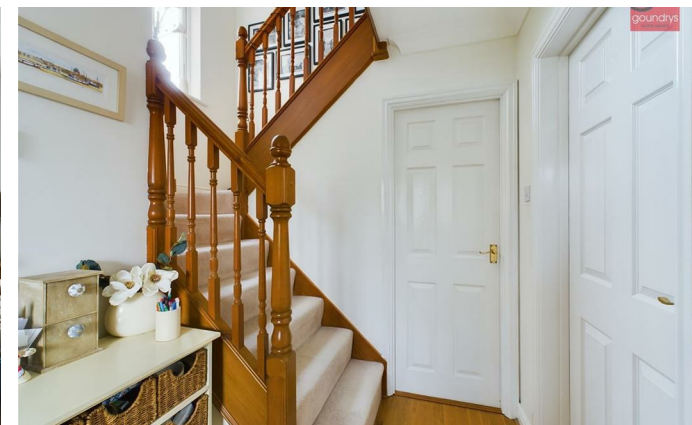
Asking Price £435,000



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- Detached 4 Bedroom House
- Spacious Living Room
- Kitchen with Integrated Appliances
- Enclosed Attractive Garden
- Warmed by Gas Central Heating
- Master En-suite
- Separate Dining Room
- Family Bathroom Plus W.C
- Driveway Parking & Garage
- Double Glazing

Found within the desirable location of Tinney Drive is this superb 4 Bedroom (Master En-suite) Detached family home having the benefit of being located in a quiet cul-de-sac. This lovely property is presented to a high standard throughout and must be viewed to be fully appreciated. The property comprises of a welcoming entrance hallway with doors opening to the following accommodation: The light and airy living room is of a generous size with feature gas fire place plus a double glazed box bay window to the front elevation. The living room leads into the dining room having patio doors opening into the garden. The kitchen can be found to the rear of the property having integrated appliances with views over the rear garden. There is also a downstairs W.C. which is located near the front entrance. Stairs rise to the first floor accommodation where you will find the Master Bedroom being a good size having an En-suite shower room. There are 3 further bedrooms plus the family bathroom fitted with a modern white suite. The property is approached via a pathway which leads to the front entrance door, the front garden is laid to lawn with hedging. To the side of the property you will find the driveway which provides parking for 2 vehicles, this in turn leads to the garage. The attractive mature rear garden has a good sized patio, ideal for alfresco dining, this leads to the





lawn area with steps to the side leading up to a further Patio seating area plus decking being an ideal sun trap. The property is warmed by Gas Central Heating with Double Glazing. The property also benefits from having solar panels which are under a rental scheme.

Description

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Location

This family home is found on the south eastern side of Truro being a quiet cul de sac location. The property is within easy walking distance of Waitrose superstore and also there is excellent pedestrian access down into Truro city itself thus benefiting from all Truro's amenities including the Hall for Cornwall theatre, cinema, bars, restaurants, extensive shopping and schooling facilities. Near by schools are Archbishop Benson Primary and Penair Secondary along with the private schools being Polwhele and Truro School.

Entrance Hallway

Living Room

18'10 x 11'7 (5.74m x 3.53m)

Dining Room

10'11 x 8'9 (3.33m x 2.67m)

Kitchen

11'10 x 9'1 (3.61m x 2.77m)

Downstairs W.C.

6'7 x 3 (2.01m x 0.91m)

Landing

Bedroom

11'8 x 10'4 (3.56m x 3.15m)



En-suite

7'10 x 3'1 (2.39m x 0.94m)

Bedroom

10'0 x 9'3 (3.05m x 2.82m)

Bedroom

11'2 x 6'9 (3.40m x 2.06m)

Bedroom

9'4 x 6'10 (2.84m x 2.08m)

Currently used as a home office.

Bathroom

7'9 x 6'4 (2.36m x 1.93m)

Outside

Garage

17'8 x 8'11 (5.38m x 2.72m)

Having an electric roller door with power and light.

Agents Information

Tenure: Freehold

Council Tax: Band: E

EPC: B

The solar panels are under a rental scheme with a company called Home Sun. The electricity generated each day can be used by the home owner, no income is accumulated as there is no battery storage. More information is available on request.

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. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

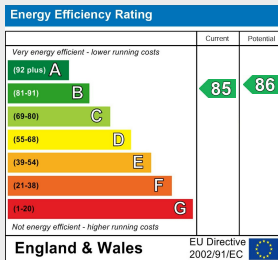
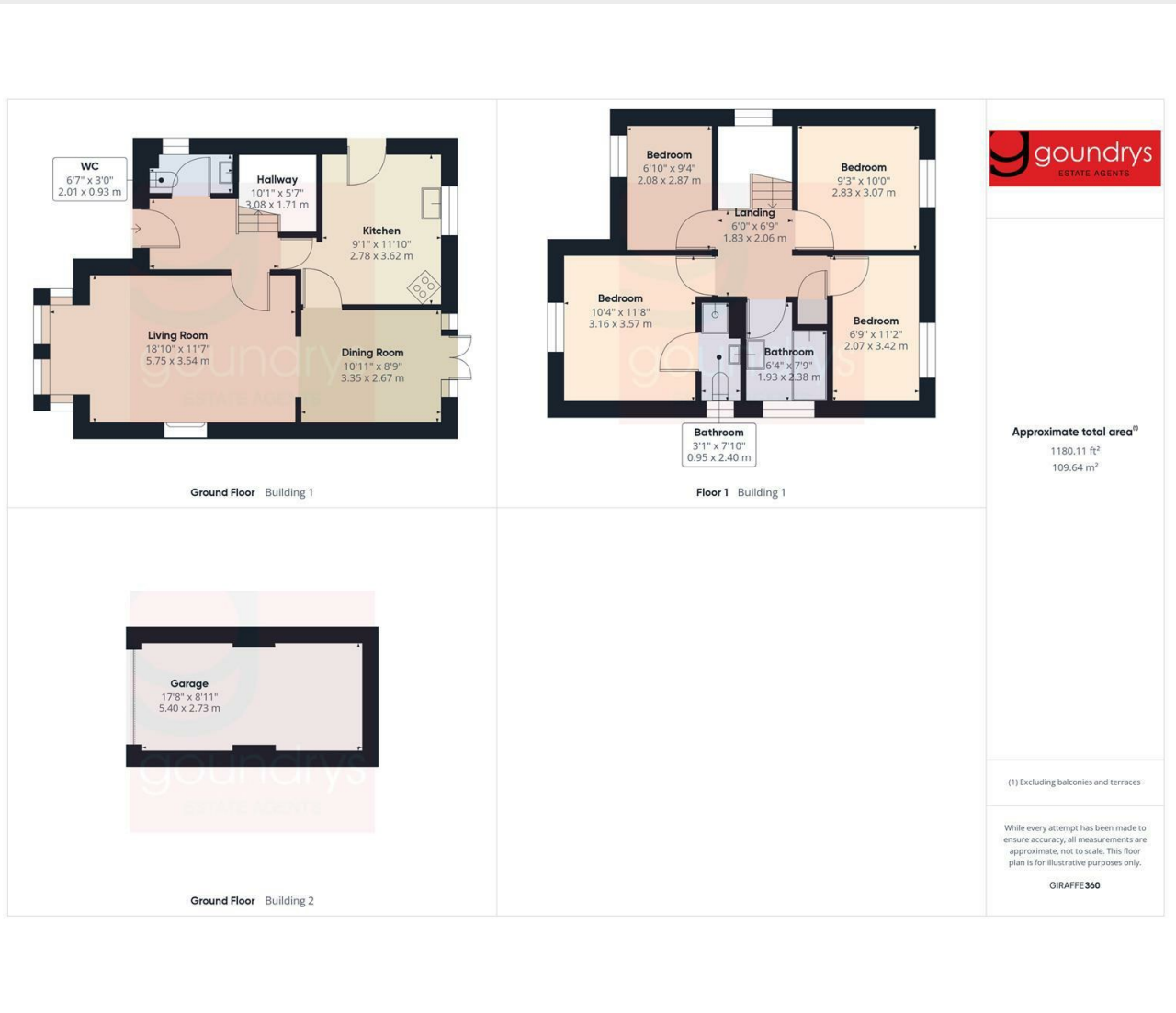
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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.





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