



Barton Meadow | Kenwyn | Truro | TR1 3NJ

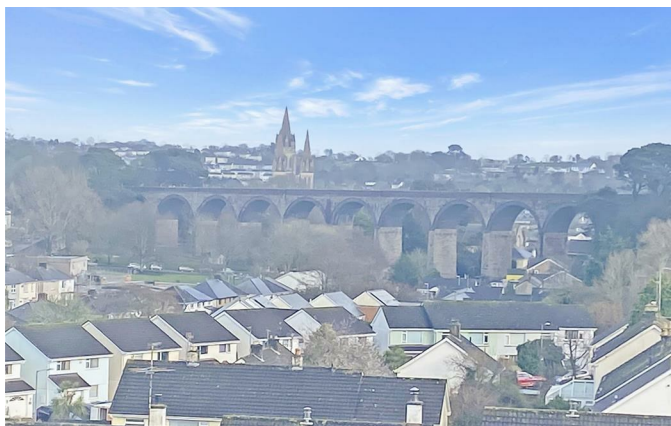
Guide Price £600,000



Barton Meadow | Kenwyn
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- Detached Four Bedroomed Residence
- Stunning High Gloss Fitted Kitchen
- Parking For Two Vehicles
- Cathedral Views
- Cul-De-Sac Location
- Under Floor Heating to the Ground floor & All Bathrooms
- Integrated Appliances
- Contemporary Bath/Shower Rooms
- Close To City Centre
- Elevated Sunny Rear Garden

Stylish detached four bedroom family home offering diverse accommodation which has been finished to a very high standard throughout, with open plan living/Kitchen/Diner, Under floor heating to the ground floor and a stunning high gloss fitted kitchen with a range of integrated appliances.





Description

This detached property boasting 170 Square metres of accommodation, has undergone a complete transformation by the vendor and has been finished to very high standard and now offers a stylish open plan living/dining area, stunning white high gloss kitchen with many integrated appliances, ground floor bedroom and shower room. To the first floor are three bedrooms, en-suite shower room and family bathroom. Situated within this quiet cul-de-sac location which is a short walk into Truro City Centre.

The accommodation on offer briefly comprises: Light and airy entrance area with tiled flooring and storage cupboard, steps leading to the stunning fitted kitchen with a range of white high gloss base and wall units with tiled flooring and under floor heating, granite worktop with inset sink unit, island unit with NEFF electric hob, ceiling ventilation and breakfast bar area, in addition are two built in eye level electric oven/grill, integrated dishwasher, washer dryer, full height fridge, full height freezer and doors opening to the rear garden. The open plan living/dining area has attractive wood flooring, feature wood burner, illuminated recess and double doors opening onto the balcony which boasts views towards the City, Cathedral and Viaduct and storage underneath. The ground floor accommodation is completed by a bedroom with built in wardrobes and the well appointed shower room with a walk in shower, low level w/c, mirror and attractive tiling. To the first floor there is a spacious landing with space for a desk, the family bathroom which is tiled with toiletries recess, walk in shower, bath, heated towel rail, sink unit and mirror and light. Bedrooms 2 and 3 are both doubles and have connecting doors with the front bedroom also benefitting from eaves storage. The large master bedroom has a range of built in wardrobes, views towards the city and access to the en-suite shower room. Externally there is hard standing parking to front for two vehicles with a dedicated cable in place to connect an electric car charger, there is also a lawn area and steps leading to the balcony. The Rear garden has been landscaped to create a two tier lawn and seating area which takes full advantage of the sun.

Location

Barton Meadow is a quiet cul-de-sac location which is on the doorstep of the wonderful walks through Coosbean woodland nature trail which has a cycle route to Trelliske hospital. Bosvigo junior school and the mainline railway station connecting to London Paddington are both within walking distance from the property. Truro city centre which has a wide range of amenities which include shopping and further schooling facilities along with restaurants and bars.

Entrance

7'4" x 9'0" (2.25 x 2.76)

Kitchen Area

16'7" x 13'1" (5.06 x 3.99)

Living/Dining Area

26'6" x 16'4" (8.09 x 4.99)

Bedroom

10'6" x 9'2" (3.22 x 2.80)

Shower Room

6'6" x 5'6" (1.99 x 1.68)

First Floor Landing

Master Bedroom

14'7" x 15'11" (4.47 x 4.87)

En-Suite Shower Room

8'4" x 5'6" (2.55 x 1.69)



Family Bathroom

11'5" x 6'3" (3.49 x 1.92)

Bedroom

11'2" x 11'2" (3.41 x 3.41)

Bedroom

11'1" x 12'7" (3.40 x 3.86)

Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 16mbps to 80mbps 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 D – (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

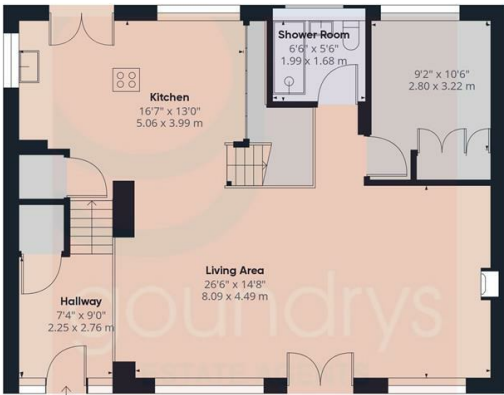
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.


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.





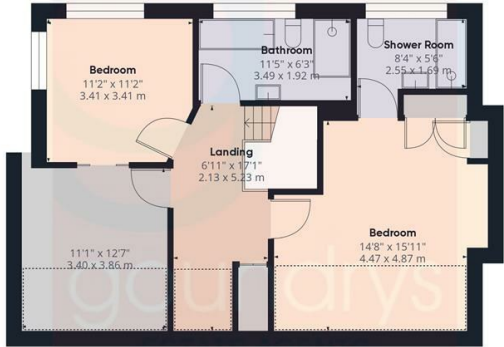




Approximate total area⁽¹⁾
1690.49 ft²
157.05 m²

Reduced headroom
141.55 ft²
13.15 m²

Ground Floor



Floor 1

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(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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