



Bishop Temple Road | | Truro | TR1 1YP

Price Guide £525,000

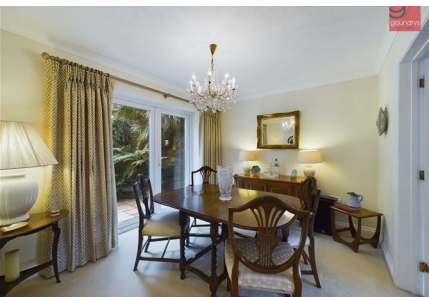


Bishop Temple Road |
Truro | TR1 1YP
Price Guide £525,000

- Immaculately presented family home
- 2 bath/shower rooms
- Well appointed kitchen
- Council Tax Band EPC D65
- 4 bedrooms
- 3 reception rooms
- 2 Garages

Occupying one of the best locations within this select, small cul de sac, this beautifully presented and immaculately maintained family home has a very private landscaped rear garden, including apple trees, victorian plum tree and soft fruit bushes. The double width driveway leads to a pair of interconnected integrated garages. The well proportioned accommodation has 2 reception rooms plus a further dining area and very well appointed kitchen with integrated appliances, and the first floor has 4 bedrooms with an ensuite to the main bedroom and family bathroom.





This beautifully presented detached family home has been very well maintained and has gas central heating and double glazing. Occupying one of the best locations within this select, small cul de sac, the property benefits from a very private landscaped rear garden which contains apple trees, victorian plum tree and soft fruit bushes. There is a raised decked sitting area and extensive rear terrace ideal for "alfresco dining", when the weather permits. Approached via a double width driveway, this leads to a pair of interconnected integral garages.

The well proportioned accommodation has a cloakroom, delightful living room with double doors that open to the dining room, and there is a further dining area and very well appointed kitchen with integrated appliances. The first floor has 4 bedrooms with an ensuite to the main bedroom and family bathroom. One of the bedrooms has extensive fitted wardrobes and is currently used as a dressing room.

The landscaped rear garden offers an excellent degree of privacy and has been thoughtfully planned to make the most of its location with a raised sitting areas, an extensive patio area and some fruit trees and soft fruit bushes.

Location

Bishop Temple Road is located to the east of the city and a short walk from Waitrose, Penair secondary School and Truro Rugby Club. Situated at the edge of Truro, country walks are nearby and the riverside walks at St Clement and Malpas can also be enjoyed from here. Main bus routes are fairly close by. The Alverton Hotel is a delightful place for a meal, afternoon tea or a drink in the bar and is a pleasant stroll away. The Rising Sun provides a local community pub for this side of the city offering a super welcome and highly acclaimed food. From this side of the city, its not too far to drive to some of Cornwall's finest beaches on The Roseland Peninsula including Porthcumick where The Hidden Hut are now famous for their Lobster feast nights. Truro is a charming small city with a super array of national and independent shops, restaurants, cafes and bars with the fine cathedral in the centre.. Truro also offers a main line rail station.

Hallway

Cloakroom

5'6" x 2'6" (1.68m x 0.77m)

Living room

17'5" x 11'3" (5.33m x 3.44m)

Dining Room

11'4" x 8'11" (3.46m x 2.73m)

Doors open to the rear garden.

Dining Area

11'6" x 8'10" (3.51m x 2.70m)

Doors to rear garden

Kitchen

Open to the dining area and very well appointed with integrated appliances, under unit lighting and a central island unit.



Utility Room

6'5" x 6'0" (1.96m x 1.85m)

Landing

Bedroom

14'10" x 12'0" (4.54m x 3.66m)

Ensuite

6'8" x 6'5" (2.05m x 1.96m)

Bedroom

9'10" x 9'6" (3.02m x 2.92m)

Plus the extensive range of mirror fronted wardrobes

Bedroom

10'9" x 8'10" (3.30m x 2.71m)

Bedroom

9'1" x 8'8" (2.79m x 2.65m)

Bathroom

6'9" x 5'5" (2.08m x 1.67)

Garage

16'5" x 10'0" (5.01m x 3.06m)

Garage

16'4" x 8'10" (4.99m x 2.70m)

Integral

Information

Tenure: Freehold

Council Tax Band: E

EPC: D65 (Expired) New EPC commissioned

Broadband: Ultrafast available (Ofcom checker)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

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. The Agent has not had sight of the title documents. 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.

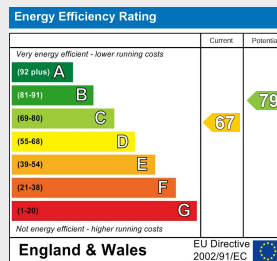
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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





Treleven House, Unit 5 Threemilestone Industrial Estate

Truro

Cornwall

TR4 9LD

01872 242425

sales@goundrys.co.uk

https://www.goundrys.co.uk/