

6 DAUBUZ CLOSE

TRURO
TR1 3SS



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MODERNISED THREE BEDROOM DETACHED BUNGALOW
IN POPULAR LOCATION

This three bedroom detached bungalow is situated in Kenwyn, known as one of the most sought after locations within Truro. The dwelling has been completely modernised and remodelled throughout by the current owners to create three double bedrooms with brand new kitchen and bathroom suites and bi folding doors opening out into the garden to fully appreciate the fantastic views of the Cathedral and Viaduct.

Immaculately presented, in all the accommodation comprises; entrance hallway, three double bedrooms with a master en-suite, family bathroom and an open plan kitchen/dining/sitting room completed with feature central island. There is a driveway providing off road parking, a single garage and gardens to the front and rear.

Viewing is recommended to appreciate the quality of this bungalow.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £525,000

Philip Martin

PHILIP MARTIN

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- (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

6 Daubuz Close is a wonderful three bedroom detached bungalow situated in a popular residential area within Kenwyn, just a short walk from the city centre yet also enjoying a quiet position. The bungalow is located towards the end of the cul-de-sac, with no through road allowing for plenty of privacy. The dwelling has been completely remodelled and extended by the current owners, to create a much larger, three double bedroomed detached bungalow with a fantastic open plan living room that benefits from bi folding doors to make the most of the wonderful views of both the Cathedral and Viaduct, as well as the countryside. Completely modernised throughout, the accommodation includes; entrance hallway, three double bedrooms with a master en-suite shower room, bathroom and an open plan kitchen/dining/sitting room to the rear. There is a driveway providing off road parking, with a garden to the front laid to lawn with mature shrubs, and a completely enclosed rear garden that has been landscaped to provide a pleasant patio outdoor dining area with an additional seating corner and level lawn. A very impressive modern property that is not to be missed.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

Spacious entrance hallway providing access into;



BEDROOM

3.34m x 3.01m (10'11" x 9'10")

Window to front. Radiator. Door into;

EN-SUITE

2.04m x 1.48m (6'8" x 4'10")

Comprising double walk in shower cubicle, hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

BEDROOM

3.30m x 3.06m (10'9" x 10'0")

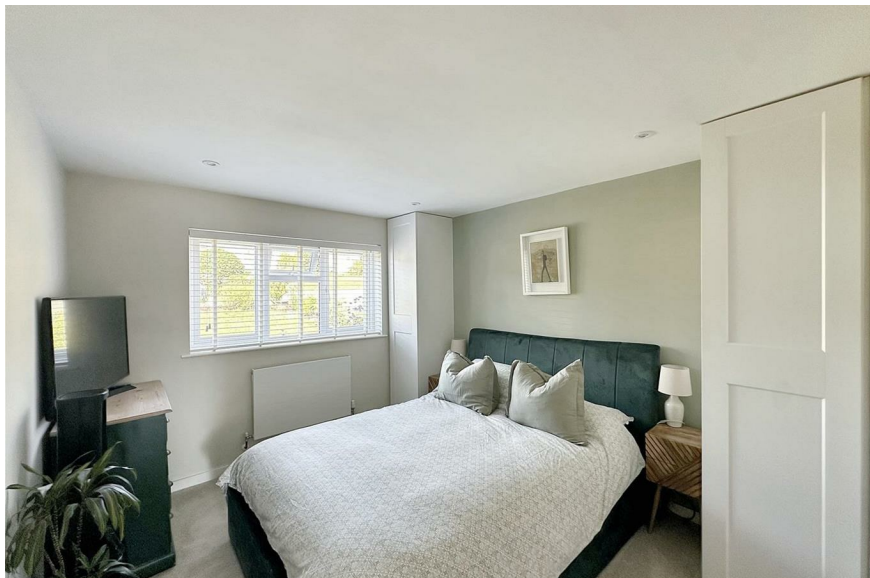
Window to front. Radiator.

BEDROOM

3.03m x 2.57m (9'11" x 8'5")

Window to side. Radiator. Loft access.

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BATHROOM

2.50m x 2.10m (8'2" x 6'10")

Fully tiled bathroom comprising bath, shower cubicle, hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan. Cupboard housing gas boiler.

KITCHEN/ DINING/ SITTING ROOM

6.20m x 4.65m (20'4" x 15'3")

An open plan kitchen/living room, with tiled flooring and bi-fold doors stretching the entirety of the rear and opening out onto a landscaped patio outdoor area. Kitchen comprising feature island with induction hob with extractor fan over and breakfast bar. Integrated appliances including fridge/freezer, separate wine fridge, twin oven and dishwasher. Inset sink. Ample space for dining table and sitting area. Two radiators.

OUTSIDE

To the front of the property is a garden laid to lawn with a driveway to the side providing off road parking for numerous vehicles leading up to the single garage. There are gates to each side of the bungalow providing access to the rear garden that is completely enclosed with timber fencing and therefore perfect for children and pets. The rear garden has been landscaped to provide a fantastic patio area that is perfect for outdoor dining with steps leading down to a lawn area.

GARAGE

Metal up and over door. Light and power connected with plumbing for washing machine.



SERVICES

Mains water, electric, drainage and gas.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceeding out of Truro city towards Shortlanesend, proceed past the City Inn and take the right-hand turning signposted to Idless. Proceed past St. Mary's primary school and take the first right-hand turning into Bishops Close and immediately right into St. Keyne Close. Turn right into Daubuz Close and No. 6 will be found on the left hand side.

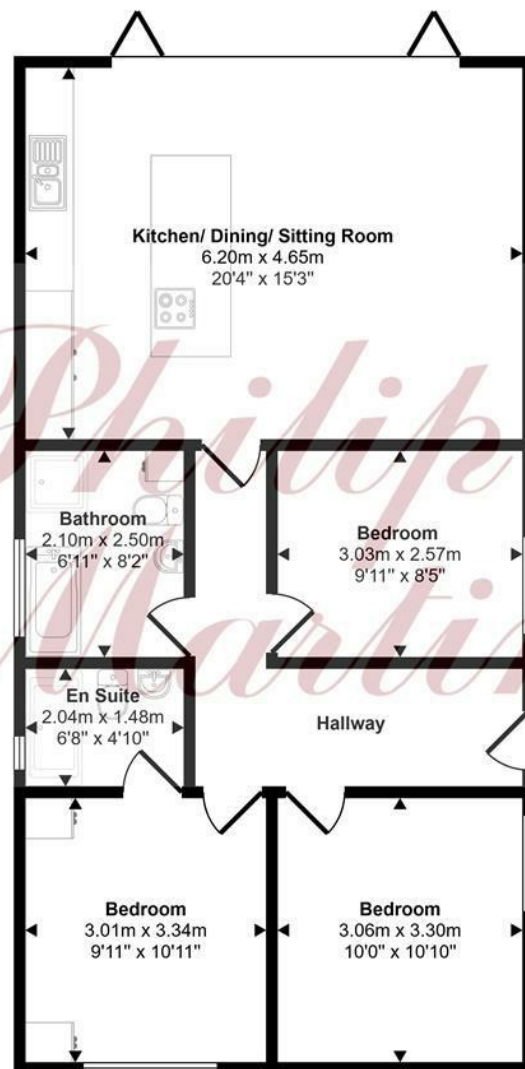
VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

Approx Gross Internal Area
77 sq m / 831 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D	63		(35-48) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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