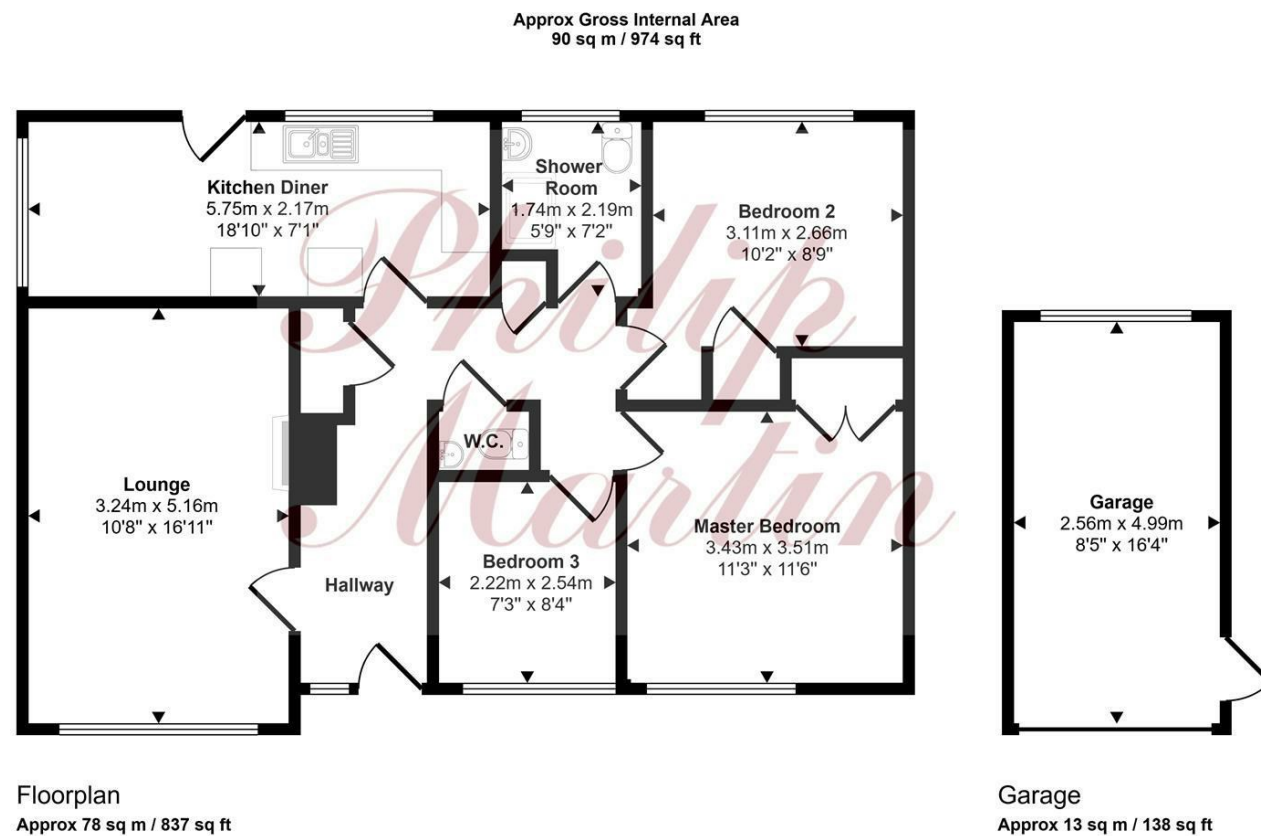


## NR. TRURO

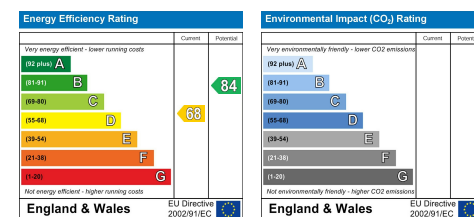


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- Three Bedrooms
- Kitchen/Dining Room
- Cloakroom
- Private Enclosed Garden
- Completely Refurbished
- Sitting Room
- Shower Room
- Gas Central Heating
- Garage and Parking
- No Chain

### ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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### 32 LAMELLYN DRIVE, TRURO, TR1 3JR NEWLY REFURBISHED DETACHED BUNGALOW

In a quiet residential location within a short walk of an excellent shop and close to the hospital.

Beautifully presented with brand new kitchen and shower room. Totally re-wired.

In all accommodation comprises- Three bedrooms, sitting room, kitchen/dining room, shower room and cloakroom.

Very private enclosed rear garden. Gas central heating. Double glazing.

Garage and parking for three cars.

No Chain. Freehold. EPC D. Council Tax Band D.

GUIDE PRICE £395,000



## GENERAL COMMENTS

32 Lamellyn Drive is a very attractive detached modern bungalow located in a quiet setting. The property has been completely refurbished and modernised by the current owners and is beautifully presented throughout. Improvements include a brand new kitchen, shower room and cloakroom, new carpets, redecoration throughout and a total re-wire including the addition of Cat five wiring for superfast broadband connections in the main rooms. All of the windows are double glazed and there is mains gas fired central heating. A new boiler was installed in 2018. Outside is a very private enclosed rear garden that enjoys a sunny aspect, parking for three cars in tandem and a single garage. The bungalow is being sold with no chain and in internal viewing is essential.

## LOCATION

Lamellyn Drive is located on the western side of Truro city and conveniently located for swift access to the Royal Cornwall Hospital at Treliske, Truro College and Richard Lander School. It is a very quiet residential location within walking distance of the excellent general stores and being a short distance from a regular bus service connecting to the city centre. Truro city has a wide range of amenities which includes shops, restaurants and also has a mainline railway station connecting to London Paddington.

## ENTRANCE HALL

Frosted glazed entrance door and side window. Radiator, telephone point. Airing cupboard housing Worcester mains gas fired combination boiler (Installed 2018) spotlights.



## SITTING ROOM

10'7" x 16'11" (3.24m x 5.16m )

Window overlooking the front garden. Feature fireplace with stone surround and integral electric living flame fire, television point, satellite point. Two wall lights, smoke alarm. Cat five broadband connection. Radiator.

## KITCHEN/DINING ROOM

18'10" x 7'1" (5.75m x 2.17m )

Brand new kitchen with glossy modern grey units, worktops incorporating single stainless steel sink with double drainer, space and plumbing for washing machine below. Space for electric cooker with extractor hood over. Space for fridge freezer. Twin aspect with windows to side driveway and overlooking the rear garden. Half glazed door leading to rear garden. Radiator, spotlights, smoke alarm.

## CLOAKROOM

Low w.c, small wash hand basin with tiled splashback and cupboard below. Extractor fan.

## INNER HALLWAY

Full length storage cupboard housing electric consumer unit. Loft access. Positive air system.

## MASTER BEDROOM

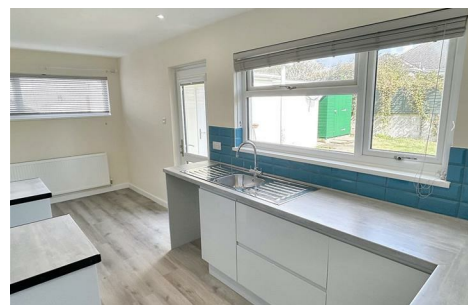
11'3" x 11'6" (3.43m x 3.51m )

Window overlooking the front garden, radiator, television and Cat five broadband connection. Double wardrobe, spotlights.

## BEDROOM TWO

10'2" x 8'8" (3.11m x 2.66m )

Window overlooking the rear garden, radiator, television



and Cat five broadband connection. Wardrobe, spotlights.

## SHOWER ROOM

5'8" x 7'2" (1.74m x 2.19m )

Brand new white suite with panelled walls comprising shower cubicle with folding glazed door, low-level w.c, wash hand basin with drawers below and mirror over with electric light and shaving point, spotlights extractor fan. Heated towel rail.

## BEDROOM THREE

7'3" x 8'3" (2.22m x 2.54m )

Window looking over the front garden. Radiator.

## FRONT GARDEN

At the front is a level lawn, enclosed within a low wall. There are Camellias flanking each side and a path leads to the front door and open porch with light. A tarmac driveway provides parking for three cars in tandem with access into the garage. Pedestrian door opens into the rear garden.

## GARAGE

16'4" x 8'4" (4.99m x 2.56)

Metal up and over garage door. Light and power. Window to rear. Pedestrian door to garden.

## REAR GARDEN

The rear garden is enclosed within a solid block wall with wooden fence over. It is extremely private and not overlooked whatsoever. The garden enjoys sun all day and is mainly gently sloping lawn divided by a central pathway. Mature apple tree. Wooden garden shed with pitched roof. Undercover paved area leading from the kitchen/dining room with doors leading to the garage, storage shed and to the entrance drive. Security light.

## SERVICES

Mains water, electric, drainage and gas are connected.

## N.B

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

## 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.

## DIRECTIONS

Leaving Truro heading westwards towards Redruth and travelling along Tresawls Road turn left at the mini-roundabout by the Spar Stores and then second right into Lamellyn Drive. The bungalow is located towards the end of the road on the right where a Philip Martin sale board has been erected.

