DOBBS LANE, TRURO



Approx Gross Internal Area
100 sq m / 1071 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 44 sq m / 478 sq ft

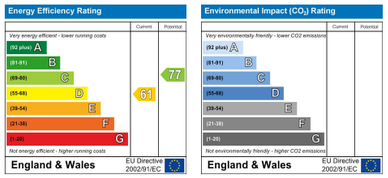
Garage
Approx 11 sq m / 122 sq ft

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

- NO CHAIN
- POPULAR LOCATION
- ENCLOSED REAR GARDEN
- GARAGE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DRIVEWAY PARKING
- VIEWS OVER THE CITY & CATHEDRAL

Energy performance rating







29 DOBBS LANE, TRURO, TR1 3NB

WELL PRESENTED THREE BEDROOM PROPERTY SITUATED IN SOUGHT-AFTER LOCATION

A well-presented three bedroom semi-detached property situated in a popular residential area of Truro, extending to approximately 1,071 sq ft. The accommodation comprises entrance porch, sitting room, dining room and kitchen to the ground floor, with three bedrooms and bathroom to the first floor. Externally, the property benefits from a garage, driveway parking, front garden and fully enclosed rear garden. Sold with no chain, viewing is highly recommended.

EPC-D. Freehold. Council Tax-C.

Offers In Excess Of £350,000

Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

General Comments

A well-proportioned three bedroom semi-detached property, pleasantly situated in a popular residential location on Dobbs Lane, Truro. Extending to approximately 1,071 sq ft, the property provides spacious and versatile accommodation arranged over two floors and would make an excellent family home. The ground floor comprises an entrance porch, sitting room, separate dining room and kitchen. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a garage, driveway parking, front garden and fully enclosed rear garden.
Sold with no chain, viewing is highly recommended.

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.

Ground Floor

Entrance Porch

Sitting Room

12'7" x 14'9" (3.85m x 4.51m)
Bay window to the front with views over the city and Cathedral. Radiator

Dining Room

9'8" x 11'10" (2.96m x 3.61m)
Double doors with access to the rear. Radiator.

Kitchen

8'5" x 8'3" (2.59m x 2.53m)
A range of base and eye level units. White moulded sink with drainer. Space and plumbing for dishwasher and washing machine. Electric cooker and hob.

First Floor

Master Bedroom

12'8" x 15'4" (3.87m x 4.69m)
Bay window to the front. Vanity sink and radiator.

Bedroom Two

9'7" x 11'10" (2.94m x 3.62m)
Window to the rear. Radiator.

Bedroom Three

7'4" x 8'6" (2.25m x 2.60m)
Window to the Rear. Radiator.

Bathroom

5'7" x 5'10" (1.71m x 1.78m)
Bath with shower over and tiled to full height. Heated towel rail, hand wash basin and low level W.C.

Outside

Externally, the property benefits from a charming terraced front garden, providing an attractive approach to the home. To the rear, there is a fully enclosed private garden, offering a pleasant outdoor space for relaxing or entertaining, together with convenient driveway parking for multiple vehicles.













Garage

8'9" x 14'5" (2.68m x 4.41m)
New metal up and over door. Power is connected.

Services

Mains electric, water, drainage and gas.

Tenure

Freehold.

N.B

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

Directions

Proceed out of Truro along the A390, take the right hand turning into Dobbs Lane and proceed along taking the third left hand turning into Hillcrest Avenue. The property can be found on your right hand side after a short distance.

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.