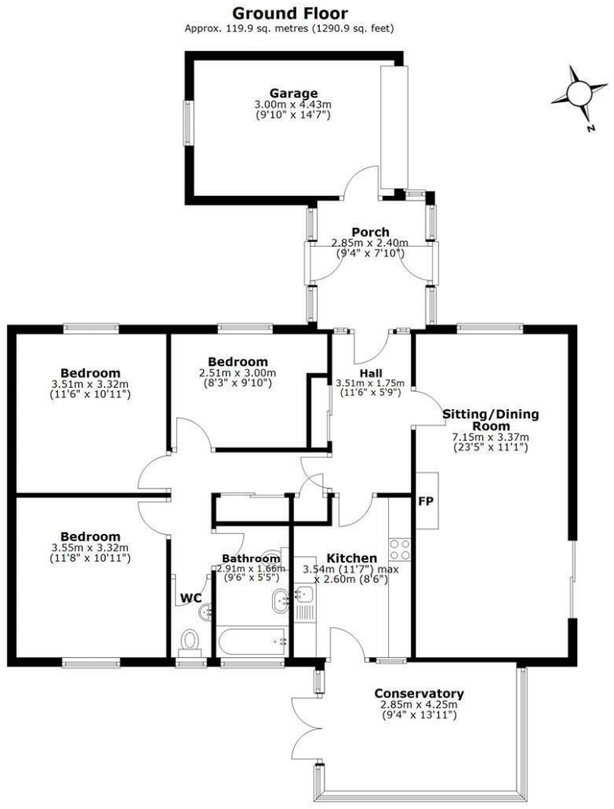


Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

3 Nampara Way, Truro

NAMPARA WAY, TRURO



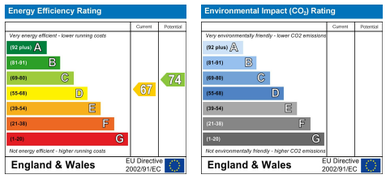




Key Features

- Three Bedrooms
- Conservatory
- Bathroom
- Entrance Conservatory
- Mains Gas Central Heating
- Lounge/Dining Room
- Kitchen
- Additional W.C
- Integral Garage
- Enclosed Gardens

Energy performance rating



Contact us

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

3 NAMPARA WAY, TRURO, TR1 1NU

DETACHED MODERN BUNGALOW WITH INTEGRAL GARAGE

Located in a quiet cul de sac setting close to Truro city centre and within walking distance of Truro and Penair schools.
Three bedrooms, kitchen, lounge/dining room, conservatory, bathroom, additional w.c, entrance conservatory.
Enclosed low maintenance gardens enjoying a sunny south facing aspect.
Integral garage and driveway parking for two cars.
Mains gas central heating, double glazing. No Chain.
Freehold. EPC - D. Council Tax Band D

Guide Price £450,000

GENERAL COMMENTS

3 Nampara Way is a detached modern bungalow located in a quiet cul de sac setting on the eastern side of Truro with good access into the city. The bungalow is in good condition and has been very well cared for with modern additions including a splendid conservatory at the rear, entrance conservatory, gas central heating and double glazing. The boiler has been replaced in recent years. The accommodation includes three bedrooms, large sitting room, fitted kitchen, dining conservatory, bathroom, additional w.c, entrance conservatory and integral garage. Outside is a very private enclosed garden that is well maintained and driveway parking for two cars.

LOCATION

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. The area also offers scenic country and riverside walks and the village of St Clements is close by.

ENTRANCE CONSERVATORY

A spacious entrance conservatory linking the bungalow and integral garage. Solid glass pitched roof. Glazed doors leading to garden and entrance hall and door to integral garage. Tiled floor.

ENTRANCE HALL

Storage cupboards with sliding doors. Radiator.

SITTING/DINING ROOM

23'5" x 11'0" (7.15m x 3.37m)
A light, twin aspect room sliding patio doors opening to front garden and window overlooking the driveway. Open fireplace with gas point and potential for a wood burner. Two ceiling lights. Wall light. Two radiators. Television point.

KITCHEN

11'7" x 8'6" (3.54m x 2.60m)
Base and eye level kitchen units with solid wood worktops. Single stainless steel sink and drainer. Electric double oven with ceramic hob and extractor hood over. Space and plumbing for washing machine or dishwasher. Window to rear and glazed door opening to conservatory.

CONSERVATORY

13'11" x 9'4" (4.25m x 2.85m)
Overlooking the rear garden, pitched glass roof with ceiling fan and opening roof window. French doors opening into the rear garden.

INNER HALLWAY

Cupboard housing Worcester Mains gas fired central heating boiler. Airing cupboard with slatted shelves. Loft access.

BEDROOM ONE

11'6" x 10'10" (3.51m x 3.32m)
Window overlooking the side garden. Radiator and television point.

BEDROOM TWO

11'7" x10'10" (3.55m x3.32m)
Window overlooking the rear garden. Radiator.













BEDROOM THREE

9'10" x 8'2" (3.00m x 2.51m)
Window looking over the side garden. Radiator.

BATHROOM

9'6" x5'5" (2.91m x1.66m)
A partly tiled room. Low level w.c, panel bath with tiled surround and shower attachment over. Vanity sink unit with cupboards and drawers below, tiled splashback, mirror with light, electric shaving point. Heated towel rail.

ADDITIONAL W.C

Low level w.c, wash hand basin with tiled splashback. Frosted window to rear.

OUTSIDE

At the front is a driveway that provides parking for two cars and access to the garage. A paved patio provides sitting out space and this leads to the front door.

INTEGRAL GARAGE

14'6" x 9'10" (4.43m x 3.00m)
Metal up and over garage door. Light and power. Double glazed window overlooking the rear garden.

A wide pathway leads around the front of the bungalow where there is a level enclosed lawn with mature shrubs and plants including a wonderful magnolia, camellias and holly to a gravelled terrace. A wooden pedestrian gateways opens into the rear garden.

REAR AND SIDE GARDENS

The rear garden is paved for ease of maintenance with flower bed borders and further raised flower beds with mature shrubs and plants. From here, there is access into the conservatory and a patio provides sitting out space. From the entrance conservatory, a glazed door leads to a further large patio, and this enjoys a southerly aspect and sun all day with lots of sitting out of space. Raised beds with mature shrubs and plants enclosed within a wooden garden fence. Along the rear of the bungalow, is a gazebo with wisteria, and the rear boundary is an attractive stone wall. In the corner is a greenhouse and further raised beds with roses, possibly used for growing vegetables in the past.

SERVICES

Mains water, drainage, electric 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

From Trafalgar roundabout take the first exit onto St Clements Hill. Proceed up the hill and take the first right hand turning into Nampara Way just before the turning to St Clement. The bungalow can be found on the left hand side where a "For Sale" sign has been erected.