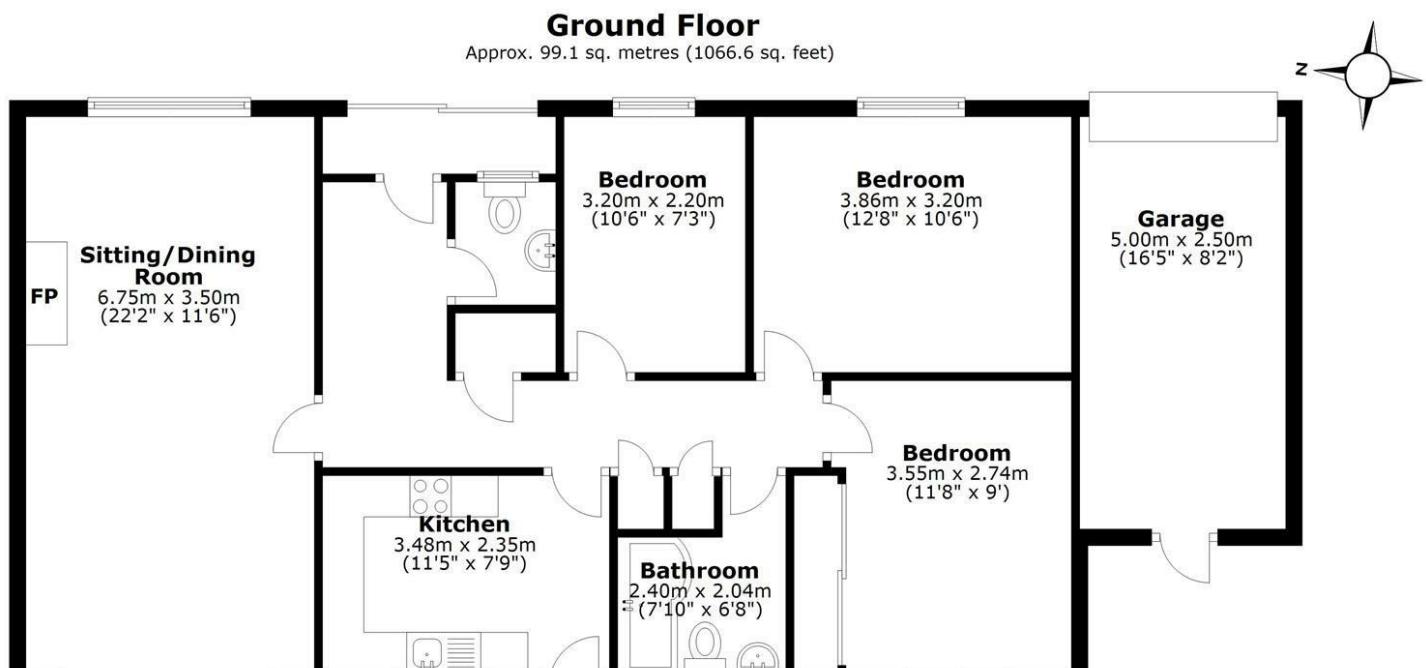


CHAINWALK DRIVE, TRURO

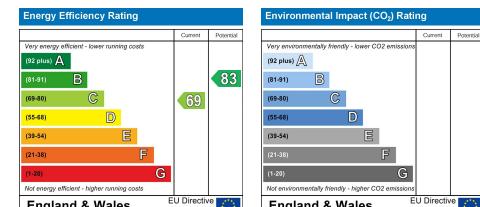


**15 Chainwalk Drive, Truro**

**KEY FEATURES**

- Detached Bungalow
- Level plot
- Bathroom and cloakroom
- Fitted kitchen
- Garage
- Sought-after position
- 3 bedrooms
- Lounge/diningroom
- Gas c/h and d/glazing
- Mature gardens

**ENERGY PERFORMANCE RATING**



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

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**15 CHAINWALK DRIVE, TRURO, CORNWALL, TR1 3ST**  
A DETACHED BUNGALOW ON A LEVEL PLOT IN A FAVOURED AREA

A modern easily-managed home set within a quiet and mature residential development within the built-up environs of the city.

3 bedrooms, open-plan lounge and dining room, kitchen, bathroom and cloakroom. Replacement double glazing and gas-fired central heating. Single garage, driveway parking and gardens to the front and rear.

Perfect for retirement. No chain. EPC - C

PRICE GUIDE £450,000

## GENERAL REMARKS

Chainwalk Drive is part of the favoured area of Kenwyn towards the northern edge of the city and known to be entirely residential. Number 15 is attractively positioned within a level plot and is one of several similar style dwellings built in the latter half of the 20th century. This particular bungalow has been upgraded with replacement windows and soffits for low maintenance and although the kitchen has been refitted it is likely a future owner will want to further upgrade the accommodation. However the property has been well cared-for over the years, the gardens are level and easy-to-manage and whilst suitable for a wide range of the buying public the bungalow is particularly ideal for retirement. There are 3 bedrooms (one latterly used as a study), a dual aspect lounge/dining room, fitted kitchen, bathroom and a separate cloakroom. A single garage adjoins the bungalow to one side.

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):

## HALLWAY

Entered via a STORM PORCH and with wood laminate flooring. Double glazed entrance door and matching side screen. Broom cupboard, shelved storage cupboard and Airing/Boiler cupboard with gas fired Worcester combi boiler for central heating and hot water. Controls for Chubb Burglar Alarm.



## CLOAKROOM

with wash basin and wc. Radiator.

## LOUNGE/DINING ROOM

22'1" x 11'5" (6.75m x 3.50m)

A dual aspect room with sliding patio doors opening to the rear and focusing to a slate fireplace with Cannon Coalridge fitted gas fire. Radiator.

## KITCHEN

11'5" x 7'8" (3.48m x 2.35m)

fitted with a range of wood-fronted base and wall mounted units comprising numerous cupboards, drawers and some lattice fronted cupboards. Tiled work surface area with one and a half bowl sink and drainer inset. The Belling freestanding electric cooker will remain and with extractor hood above. Tiled floor, rear entrance door and radiator.

## BEDROOM 1

12'8" x 10'6" (3.86m x 3.20m)

with radiator.

## BEDROOM 2

11'8" x 9' (3.56m x 2.74m)

with radiator and a range of fitted wardrobes along one wall.

## BEDROOM 3

10'6" x 7'3" (3.20m x 2.21m)

Latterly used as an office/study and with radiator.

## BATHROOM

being completely tiled and with bath (with shower over) wash hand basin and wc. Tiled floor, fitted mirror, heated towel rail and shaver point.



## OUTSIDE

The gardens extend to the front and rear of the bungalow and with access to each side. The front garden comprises a level area of lawn with established shrubs. A driveway gives access to the SINGLE GARAGE attached to the bungalow and facilitates further parking.

A stone paved terrace is level to the rear of the bungalow and also a further area of garden laid to lawn. A short flight of steps give access to a former vegetable plot and a bank of mature shrubs which provide privacy. Greenhouse and timber garden shed.

## SERVICES

Mains water, electricity, gas and drainage believed to be connected.

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

## 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.

## 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

Proceed up Kenwyn Road out of the city centre (B3284) and after passing Truro Bowls Club on the right hand side

take the next right hand turning into Chainwalk Drive. Number 15 will be easily identified with a "for sale" board displayed.