



No Chain

Conservatory

Garage (Now Used As Storage /
Annexe)

Cul-De-Sac Location

6 Berveth Close, Threemilestone, Truro, TR3 6DS

Guide Price £249,950

This three bedroom family home offers sizeable accommodation in a very convenient location.



Property Description

Occupying a favourable cul-de-sac location in the heart of Threemilestone, this family home is conveniently located for all the nearby amenities.

The well-presented accommodation on the ground floor offers a living room and a kitchen / diner which is also open plan to the rear conservatory.

The kitchen has a range of base, wall and drawer storage opportunities, all within tasteful units. This sociable kitchen also has an integrated oven / hob and further under counter space for a washing machine, dishwasher etc.. The dining area offers enough space for a large family table and the conservatory offers further versatility.

On the first floor you will find the three bedrooms and the family bathroom. The bathroom includes a shower over bath, hand wash basin and WC.

The garage which is slightly set back from the property and although currently used for storage, it equally be used for overflow accommodation. This space offers a wet room to the rear with bedroom accommodation to the front.

6 Berveth Close benefits from having a paved driveway to the front, while the rear garden is enclosed with a useful storage shed in situ. The rear garden enjoys a degree of privacy, offering a patio area and artificial grass for ease of maintenance.





LOCATION

The village of Threemilestone has mainly level access to the facilities which include the nearby primary school, recreation field, doctors surgery, dentist and a number of shops which include bakers, butchers, general stores and fish and chip takeaway. Threemilestone is also excellently positioned for those requiring access to the Richard Lander secondary school, Truro College and Royal Cornwall Hospital.

INFORMATION

Tenure: FREEHOLD * Main gas heating * Mains sewerage * Double Glazing * We have not seen title documents * We do not hold any surveys or searches for the property * Viewings are STRICTLY by appointment only * Measurements are for guidance purposes only.

ACCOMMODATION

ENTRANCE HALL

LIVING ROOM

13' 6" x 12' 7" (4.14m x 3.84m)

KITCHEN / DINER

15' 8" x 10' 3" (4.80m x 3.14m)

CONSERVATORY

11' 2" x 10' 0" (3.42m x 3.06m)

FIRST FLOOR

BATHROOM

6' 1" x 6' 1" (1.86m x 1.87m)

BEDROOM ONE

12' 11" x 8' 8" (3.94m x 2.66m)

BEDROOM TWO

9' 1" x 9' 4" (2.78m x 2.85m)

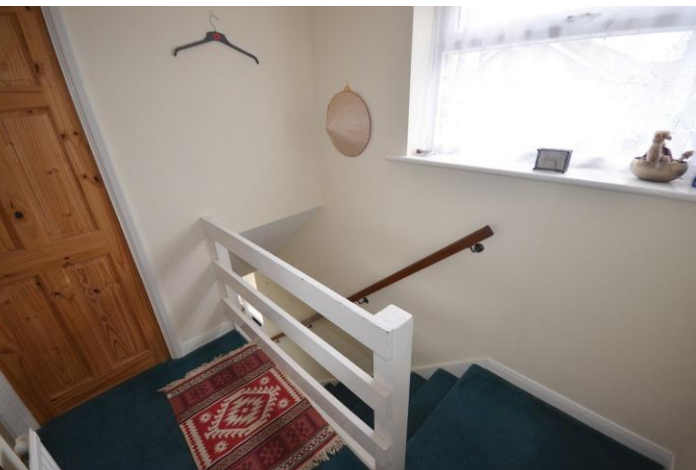
BEDROOM THREE

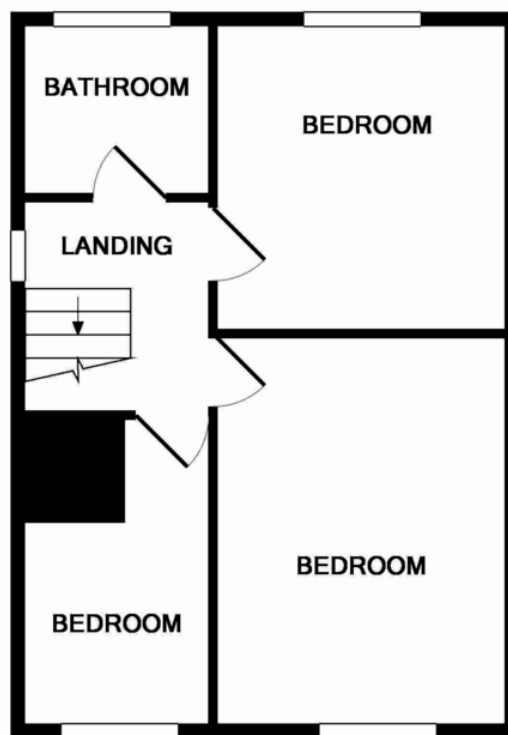
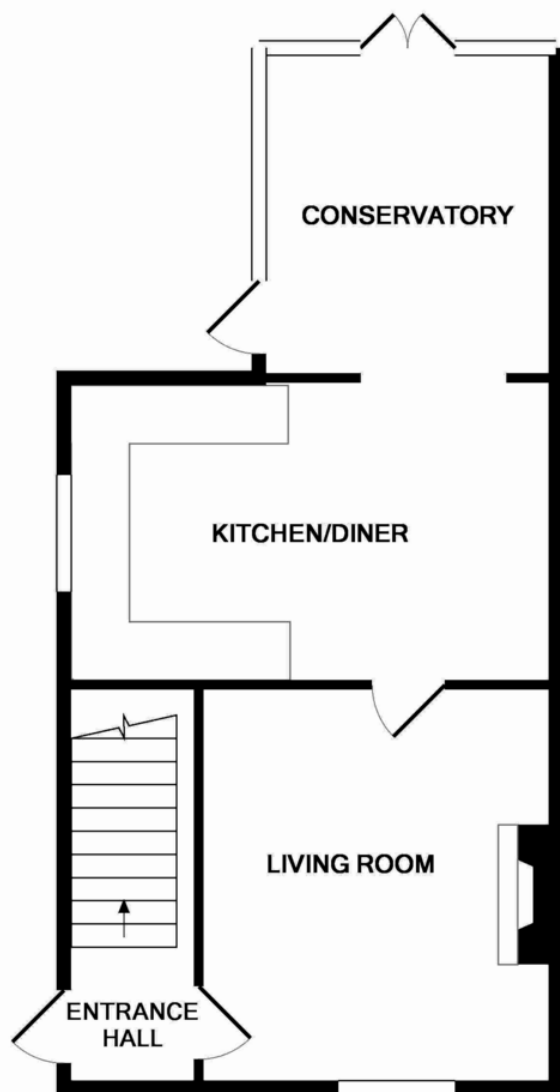
6' 8" x 10' 1" (2.05m x 3.09m)

GARAGE / ANNEXE

Bedroom / Storage - 2.60 x 4.11

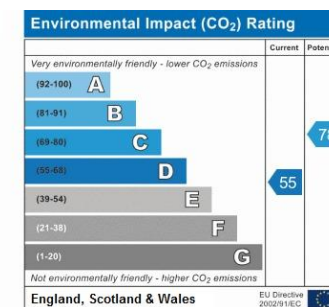
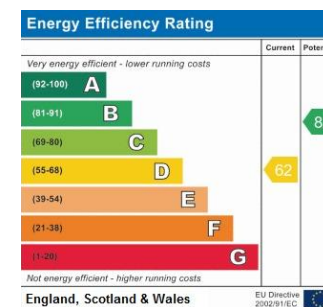
Wet Room - 1.11 x 2.57





DIRECTIONS

From Truro proceed out past Truro college along the dual carriageway and take the slip road left to Threemilestone. Turn left into Polstain Road and follow the road around taking the third turning on the right hand side into Berveth Close where the property is on the left, next to the turning spaces.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.