



- No Onward Chain
- Three Bedrooms
- In Need of Modernisation
- Garage & Parking

**107 Polstain Road, Threemilestone, Truro, TR3 6DB**

**£240,000**

An opportunity to purchase three bedroom semi-detached family home in the heart of the very popular village of Threemilestone. Offered to market with no onward chain. Offers great internal space with scope as requires updating. Parking to the front with attached, larger than normal, single garage. Front garden offers privacy. Sunny enclosed rear garden mostly laid to lawn with a walled backdrop mature shrubs and patio sits conveniently to the kitchen, ideal for family gatherings. Rear access to garage. Viewing highly recommended.





## Property Description

### DESCRIPTION

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### LOCATION

Conveniently located, the popular village of Threemilestone has a wide range of amenities which include convenience shops, a primary school, post office and well known public house The Victoria Inn, popular for its ales and food.

Close by are a doctor's surgery and dental practice, Richard Lander School, Truro College, and Royal Cornwall Hospital. As are several retail parks with well-known outlets.

There are excellent transport links with easy access to the A390 and a regular bus service into Truro city centre offering a more extensive range of amenities including mainline railway station.

### ENTRANCE PORCH

5' 11" x 4' 11" (1.82m x 1.51m) Upvc door, double glazed windows with door leading to hall with double doors to living room.

### LIVING ROOM

13' 8" x 12' 5" (4.19m x 3.79m) Double glazed window with view to front garden. Feature fireplace with gas fire. Useful under stairs storage space with double doors leading to the kitchen/diner.





#### KITCHEN/DINER

15' 8" x 10' 4" (4.80m x 3.17m) Double glazed window, Upvc door, fitted with space for appliances and in need of modernising, benefits from patio doors leading directly onto the patio and garden.

#### FIRST FLOOR LANDING

Stairs from hall to landing with double glazed window. Loft access housing boiler.

#### BATHROOM

6' 3" x 6' 2" (1.91m x 1.89m) Three piece suite, complete with radiator, glazed window.

#### BEDROOM 1

13' 4" x 8' 7" (4.07m x 2.64m) measured to front of two double built in wardrobes. Double glazed with view to front garden. Radiator.

#### BEDROOM 2

9' 1" x 9' 3" (2.78m x 2.84m) Double glazed window with view to rear garden. Cupboard housing hot water tank. Radiator.

#### BEDROOM 3

10' 4" x 6' 7" (3.17m x 2.03m) (including stairs bulkhead cupboard). Double glazed window with view to front garden. Radiator.

#### FRONT GARDEN

Laid to lawn with mature shrubs and hedge offering some privacy.

#### REAR GARDEN

Enclosed by timber fences either side with walled backdrop. Laid to lawn with mature shrubs and patio. Rear door access to garage.

#### GARAGE & PARKING

22' 11" x 8' 3" (6.99m x 2.53m) Larger than average single garage. Metal up and over door, Light and power connected, Personal door to rear garden. Hard standing for one car to front of garage.

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