

9, School Hill

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Shortlanesend, Truro, Cornwall TR4 9DU

Truro - 2.5 miles. Perranporth - 7 miles. Falmouth - 13 miles.

A super 'turn-key' two bedroom bungalow ideally situated just a short stroll from the village amenities.

- End Bungalow
- Low Maintenance Gardens
- Driveway Parking
- Built 2009
- Freehold
- Two Double Bedrooms
- Immaculately Presented
- Popular Village
- Level Plot
- Council Tax Band - B

Guide Price £260,000

LOCATION

Situated approximately two and a half miles from Truro, Shortlanesend is a popular and well served village surrounded by rolling Cornish countryside and an abundance of scenic walks, including the picturesque Idless and Newmills valleys. The village benefits from a range of everyday amenities including a shop and post office, primary school, public house, village hall and playing field. Nearby, Penrose Water Gardens provides a peaceful retreat with over 40 lily ponds, together with the highly regarded Cornish Barista café.

A cycleway and footpath link Shortlanesend directly with Truro, Cornwall's administrative and cultural centre. Renowned for its striking three-spired cathedral, the city offers an excellent range of restaurants, cafés, public houses and both independent and national retailers.

Transport connections are excellent, with direct rail services from Truro to London Paddington, while Newquay Airport offers regular domestic and international flights.







DESCRIPTION

A delightful turn-key two bedroom bungalow, ideally situated just a short stroll from the village amenities. Built in 2009, the property boasts an attractive exterior of cream painted render beneath a traditional slate roof with low-maintenance uPVC sash style windows and roof trims, presenting a charming yet contemporary appearance. Perfectly suited as a compact and easily managed home the property offers light, airy and neutrally decorated accommodation throughout.

Internally, the accommodation flows seamlessly from the well equipped kitchen fitted with integrated appliances including a washing machine, dish washer, fridge, freezer, electric oven, and halogen hob with extractor hood over, through to the dining area and into the comfortable living room, creating a sociable and practical living space. An inner hallway provides access to the modern bathroom featuring both a bath and independent shower cubicle with a high pressure shower together with a chrome heated towel rail. To the rear of the property are two generously proportioned double bedrooms overlooking the garden with the principal bedroom benefiting from a built-in triple mirror fronted wardrobe and the added convenience of a rear door providing direct garden access.

Particularly noteworthy is the fully boarded loft room which is well insulated and fitted with lighting, offering excellent additional storage space. Access is provided via an aluminium drop down ladder.

OUTSIDE

The property is approached via a block paved driveway providing off-road parking for two vehicles. To the front, a neatly maintained lawn garden is complemented by attractive flower and shrub borders, ornamental white stone detailing, and a paved patio with courtesy lighting, making for an ideal spot for a bistro table and chairs from which to enjoy the superb far-reaching countryside views throughout the day and into the evening.

A side pathway with external water tap leads through a secure gate to the enclosed rear garden, thoughtfully laid with loose granite chippings and bordered by a traditional Cornish stone wall and mature laurel hedging, offering both privacy and ease of maintenance. A particular feature of the property is the substantial detached shed/workshop located to the rear garden. Well insulated and fitted with a picture window, skylight, strip lighting and power socket this versatile space lends itself to a variety of potential uses including a home office, hobby studio or workshop.

SERVICES

Mains water (metred), electricity and drainage are connected.
Basic broadband up to 3 Mbps, Superfast up to 80 Mbps and Ultrafast up to 1800 Mbps are available (Ofcom). O2, Vodaphone, Three and EE are all likely (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom).
Flood risk - Very low. EV Car charging point (by separate negotiation).

VIEWINGS

Strictly and only by prior appointment via Stags Truro office.

DIRECTIONS

Upon leaving Truro via Kenwyn Hill, proceed to the village Shortlanesend on the B3284, upon reaching the village turn left just prior to the roundabout into School Hill, after a short distance, the property can be found on the left hand side at the entrance to Kenwyn Heights.

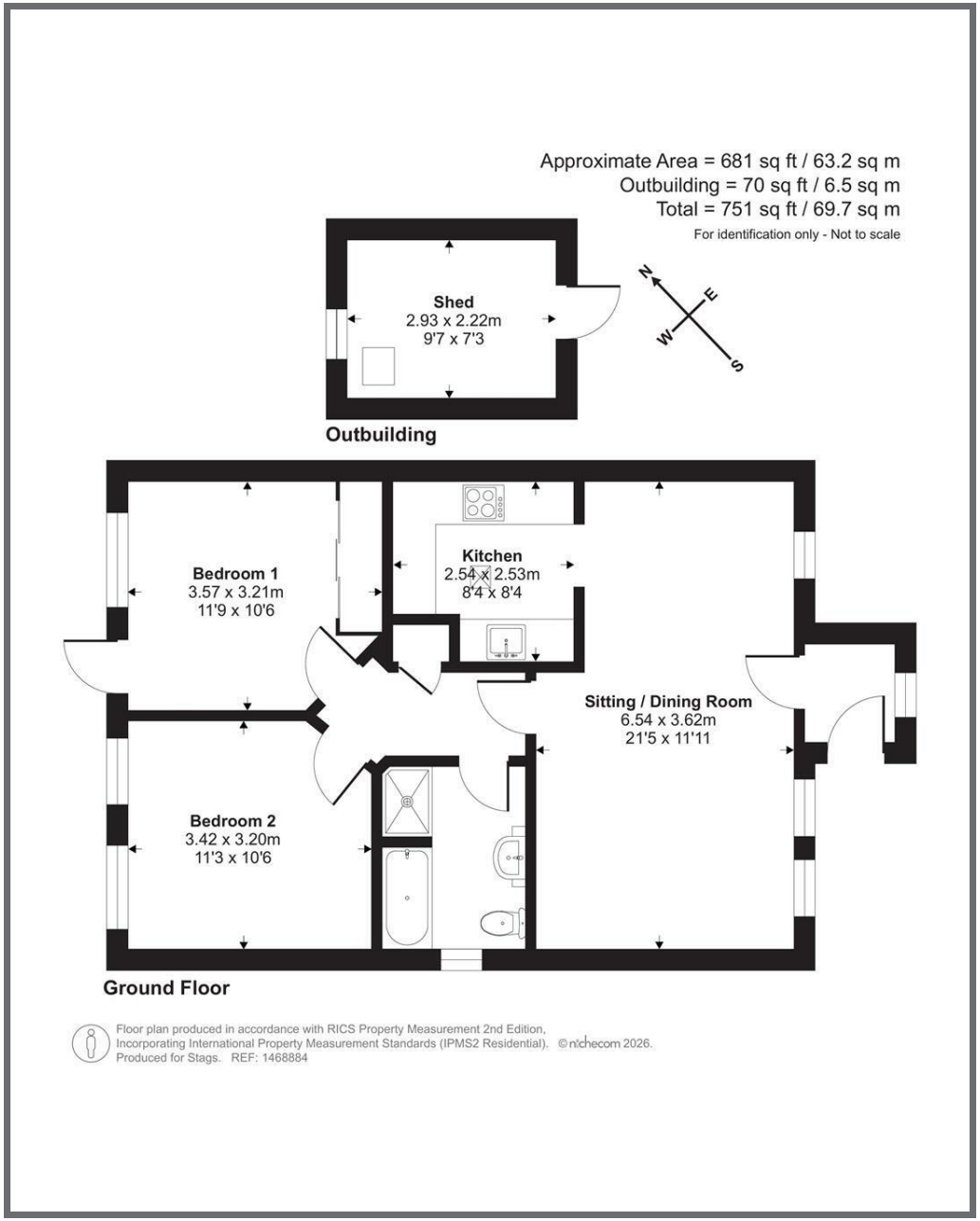




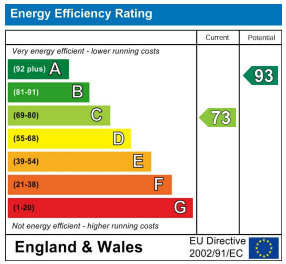


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STAGS



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