



**MAP estate agents**  
Putting your home on the map

**Malabar Road,  
Truro**

**Monthly Rental Of £850.00**





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## **Property Introduction**

Available immediately and furnished is this one bedroom property located in a convenient position for Truro City centre and Royal Cornwall Hospital.

The property has a well equipped kitchen/living area and the bedroom provides ample storage with an en-suite shower room and separate ensuite WC off the bedroom.

To the outside is an allocated parking space for one vehicle. Viewing recommended.

## **Location**

Truro is a popular city for both locals and visitors alike with its Georgian architecture and meandering cobbled streets offering many recognised high street names as well as local independent stores.

It is also home to the three spired cathedral, Royal Cornwall Hospital and The Hall for Cornwall located on the piazza as well as local parks, restaurants, cafes and a mainline Railway Station to London Paddington.

## **ACCOMMODATION COMPRISSES**

Entering the well presented accommodation, you are immediately impressed with the quality of finish which continues throughout the property.

The entrance door opens to a reception hall, the perfect place to kick off the shoes and coats before entering the property. A tiled flooring leads to the door opening to the open plan living area. Having a window to side aspect and double doors opening to the front there is a wealth of natural light.

The lounge area has a wall mounted TV, with a storage unit under, sofa and two heaters. There is wood flooring which leads through to the kitchen area, whilst a breakfast bar separates the two areas.

The white high gloss kitchen units reflects light and provides ample storage. Integrated appliances include a built-in oven and hob, while an undercounter fridge and washing machine are also provided.

From here, carpeted stairs lead to the first accommodation, as you rise to the first floor there is double glazed window to the rear.

The stairways open to the bedroom and a double glazed to the front aspect. Ample storage is provided with built-in wardrobes and a door opens to the ensuite WC with a concealed cistern WC and a vanity wash hand basin.

To the opposite side of the room a door opens to the ensuite shower room which has tiled walls and an electric shower.

## EXTERNALLY

There is designated parking for one small vehicle.

## RESTRICTIONS

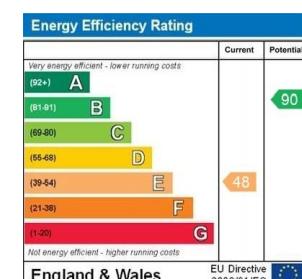
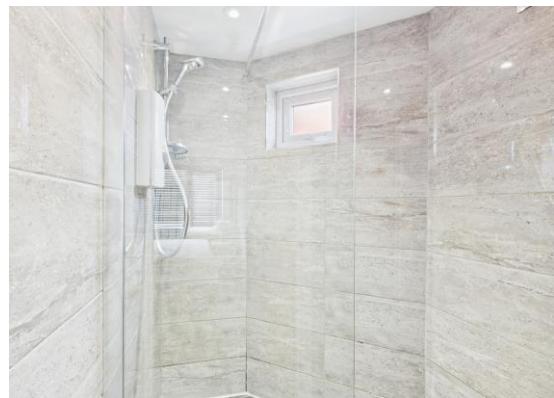
The ideal tenant will be working professionals needing ease of access to Truro or the Hospital. Those in receipt of benefits will need a working guarantor. Smoking is not permitted inside of the property. Pets will be considered with a pets addendum.

## SERVICES

The property is served by mains electric, mains water and mains drainage. There is a shared water main with each property individually metered. The Council Tax Banding for the property is to be confirmed.

## DIRECTIONS

From New County Hall, head out of town along Highertown towards The Royal Cornwall Hospital. Passing the County Arms Hotel/Pub on your left take the next right into Malabar Road, after approximately 200 metres the property is set back from the main road on your left hand side. If using What3words:- slimy.life.hardly





## MAP's top reasons to view this home

- Available immediately
- One bedroom house
- Furnished accommodation
- Open plan kitchen/living area
- Bedroom with en-suite
- Designated parking
- Electric heating
- Quality finish throughout
- Ideal location for Treliske Hospital
- Nil deposit scheme available

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