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**Evea Close,
Truro**

**Offers over £350,000
Freehold**





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Property Introduction

This very well-presented detached family home is situated in a cul-de-sac position within close proximity to the Royal Cornwall Hospital Treliiske and local children's play area, field and Truro Tennis Club.s

In recent years, the current owner has carried out a number of improvements including replacing the uPVC double glazed windows and doors, new boiler and the installation of a modern first floor shower room and ground floor cloakroom.

With the internal decoration finished to a very high standard, externally are enclosed lawned gardens while to the front, a single driveway gives access to the garage.

Location

This particular development built towards the end of the 1990s is located in an ideal position for access to the many amenities of the city centre with a regular bus service operating. Truro offers a variety of independent retail outlets sat alongside some of the more recognised national chains. With its cobbled streets and interesting Georgian architecture, the city is very popular with visitors and offers a good range of restaurants and of course the Hall for Cornwall and museum.

The quaint riverside village of Malpas is nearby and popular for water sports as well as having a large children's play area, tennis courts and the Heron Inn. Both north and south coasts are within a reasonable travelling distance, with their contrasting coastlines, the south being popular for sailing while the north is ideal for surfing.

ACCOMMODATION COMPRISES

Entrance door opening to:-

ENTRANCE HALLWAY

Staircase to first floor with under stairs storage cupboard, laminate flooring and radiator. Door to:-

CLOAKROOM

Double glazed window. Refitted with a concealed cistern WC and wash hand basin with storage cupboard under, part panelled walls.

LOUNGE 15' 8" x 11' 0" (4.77m x 3.35m)

Double glazed bay window, feature slate fireplace with living flame gas fire and matching raised TV shelf. Radiator and archway giving access to:-

DINING AREA 9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed French doors to the outside.

KITCHEN 9' 2" x 8' 9" (2.79m x 2.66m) maximum measurements

Double glazed doorway to the outside and double glazed window. A good range of wall mounted and base cupboards with a range of working surfaces over incorporating a one and a quarter stainless steel sink unit. Recesses for fridge, freezer and cooker. Four drawer storage unit and part tiled walls.

FIRST FLOOR LANDING

Double glazed window, airing cupboard with recently installed boiler and access to loft. Radiator. Doors off to:-

BEDROOM ONE 12' 11" x 10' 2" (3.93m x 3.10m)

Double glazed window, built-in wardrobes with mirror and radiator.



BEDROOM TWO 12' 2" x 9' 11" (3.71m x 3.02m)

Double glazed window and radiator.



BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.11m) maximum measurements

Double glazed window and radiator.

FAMILY SHOWER ROOM

Recently refitted with a walk-in shower, wash hand basin with storage cupboard under and concealed cistern WC. Fully tiled, laminate flooring and chrome heated towel rail.



OUTSIDE FRONT

Immediately to the front of the property there is a lawn and to the side is a single driveway giving access to the garage. A side pedestrian path with gate gives access to the rear garden.

GARAGE 17' 1" x 8' 6" (5.20m x 2.59m)

Up and over door and with power and light connected.



REAR GARDEN

To the rear the garden is enclosed and laid to lawn offering a variety of mature shrubs, trees and a patio.

SERVICES

Mains drainage, mains water, mains electricity and mains gas.

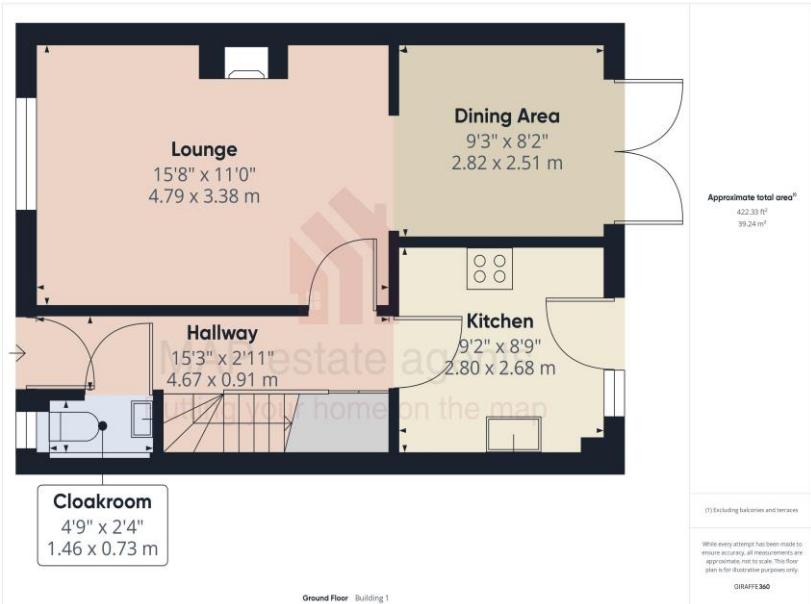
AGENT'S NOTE

The Council Tax Band for this property is Band 'D'. Replacement plastic fascia boards and soffits have been fitted by Anglian.

DIRECTIONS

Travelling along Tresawls Road, at the mini roundabout, by the 'Spar' shop, turn left taking the third turning on the right-hand side into Newbridge Lane. Turn left into Carrine Road, taking the next turning on the right-hand side into Evea Close where the property will be identified on the right-hand side by a MAP 'For Sale' board. If using What3words: hurry.vipers.foggy

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(56-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Detached brick built family home
- Open-plan lounge/diner
- Three bedrooms
- Refitted shower room and ground floor cloakroom
- uPVC replacement DG windows and doors
- Gas fired central heating system
- Enclosed rear garden
- Garage plus additional driveway parking
- Cul-de-sac position, near to park and Truro Tennis Club
- Ideal for access to RCHT, presented to a very high standard



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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