



**MAP estate agents**  
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**Malabar Road,  
Truro**

**Monthly Rental Of £1,300.00**  
**Freehold**





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## Property Introduction

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

Benefiting from allocated parking, there is a modern style kitchen/diner and utility room, whilst the cosy lounge enjoys a feature fireplace.

To the first floor are three bedroom and contemporary shower room, plus a low maintenance rear garden.

A nil deposit scheme is available.

## 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 COMPRISES

A sheltered entrance with entrance door opening to a porch with glazed windows to front and side. There is plenty space to kick off muddy shoes before entering the home, with hanging space, radiator and a tiled floor.

A door leads to the reception hall. From here stairs lead to the first floor with an understairs storage recess, the tiled floor continues through from the porch and doors lead off to the kitchen/diner and lounge.

The lounge has a large double glazed window providing a wealth of natural light there is a delightful fireplace with granite hearth, wood mantel and multi-fuel stove. The perfect place to cosy up around on the cooler evenings. There is also a radiator and inset lighting.

Walking into the kitchen/diner, you cannot fail to be impressed by the contemporary style kitchen with two tone units of white and



charcoal grey. Integrated appliances include a double oven, dishwasher and a gas hob with extractor hood over. There are quartz style work surfaces incorporating a sink below the double glazed window which overlooks the rear aspect. The dining area benefits from double glazed double door opening to the garden, a tiled floor continues from the kitchen to the dining area with a large feature radiator.

Located off the kitchen is an inner lobby with door to the rear garden and a further door to the utility room/WC, where the contemporary finish continues. A low level WC, vanity wash hand basin, heated towel rail and tiled flooring. There is a storage unit and work surface with a recess suitable for a washing machine.

Returning to the reception hall, carpeted stairs lead to the first floor, where there is a double glazed window to side aspect radiator and doors leading to all rooms.

A modern style shower room, has a three piece suite, with WC, vanity wash hand basin and a walk-in shower and a heated towel rail.

There are three bedrooms, two double bedrooms and a generous single. The larger double bedroom benefits from two built-in wardrobes. All bedrooms have carpeted flooring, double glazed windows and radiators.

## EXTERNALLY

To the front of the property there is designated parking for one small vehicle. The rear garden commences with a decking area immediately to the rear of the property which leads onto a lawn with further decking area to the rear. There is pedestrian rear access, external power point and storage shed.

## RESTRICTIONS

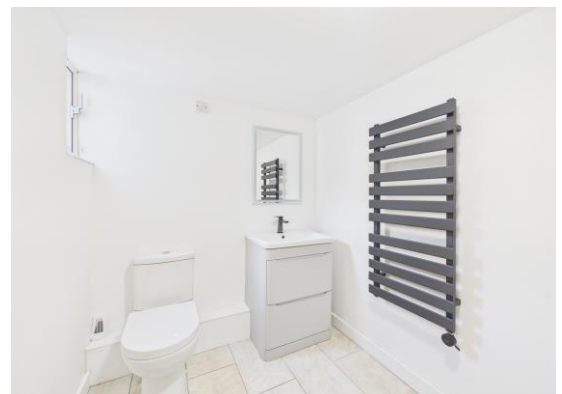
The ideal tenant will be working professionals needing ease of access to Truro or the Hospital. Those in receipt of benefits will need a working guarantor. Smoking is not permitted inside of the property. Pets will be considered with a pets addendum.

## 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

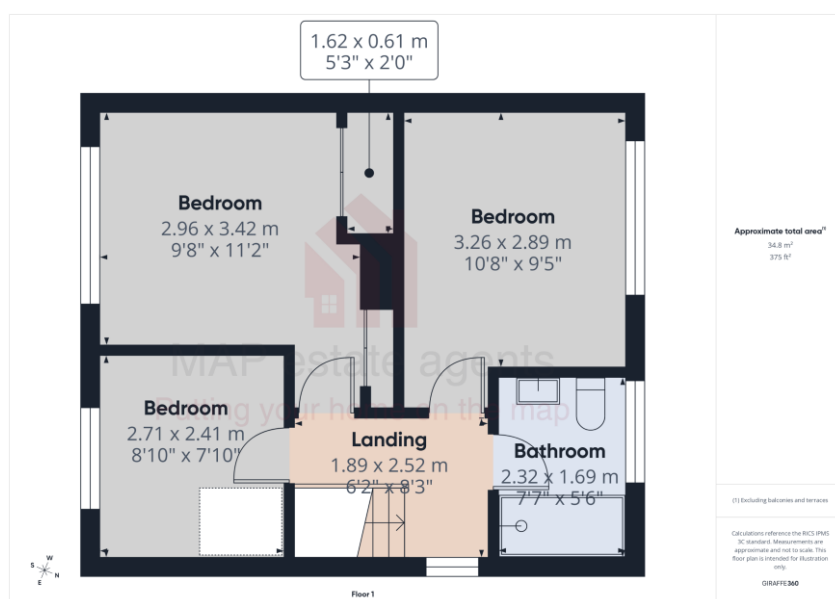
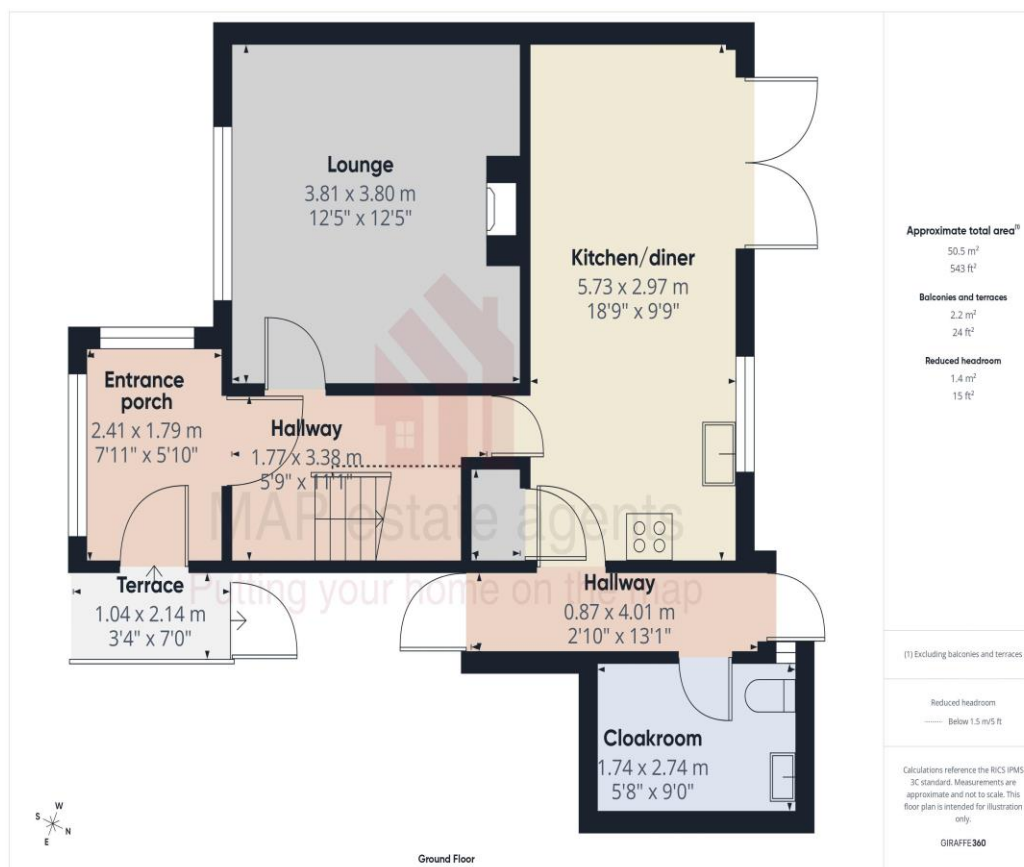


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	72	84
EU Directive 2002/91/EC		



## MAP's top reasons to view this home

- Available immediately
- Unfurnished property
- Three bedrooms
- Modern kitchen/diner
- Lounge with feature fireplace
- Utility room/WC
- Shower room
- Off-street parking
- Low maintenance garden
- Nil deposit scheme



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