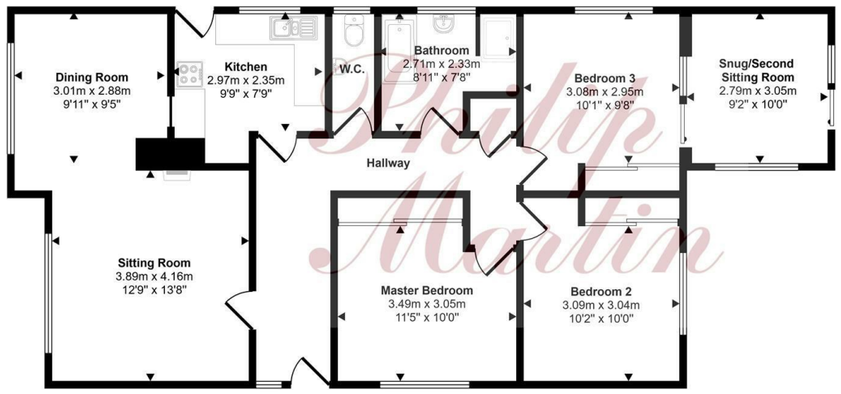
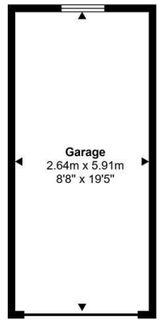
BISSOE ROAD, CARNON DOWNS, TRURO

Approx Gross Internal Area
117 sq m / 1261 sq ft



Floorplan
Approx 102 sq m / 1093 sq ft



Garage
Approx 16 sq m / 168 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







LIDBURY, BISSOE ROAD, CARNON DOWNS, TRURO, TR3 6HY

DETACHED THREE BEDROOM BUNGALOW SITUATED IN SOUGHT AFTER NON-ESTATE LOCATION

A spacious three-bedroom bungalow requiring some updating, situated in a pleasant position within the popular village of Carnon Downs. Offering well-proportioned accommodation comprising; Entrance hall, kitchen, sitting/dining room, three double bedrooms, family bathroom and reception room. Externally, the property benefits from ample front parking, enclosed rear garden and garage. An excellent opportunity for those seeking single-storey living close to local amenities and transport links.
To be sold with NO CHAIN.

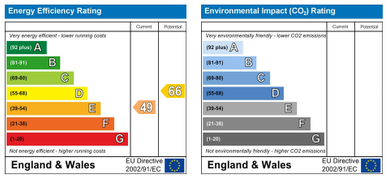
Freehold. EPC Band - E. Council Tax Band - E.

GUIDE PRICE £510,000

KEY FEATURES

- SOLD WITH NO CHAIN
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE
- NON-ESTATE LOCATION
- AMPLE OFF ROAD PARKING
- OIL FIRED CENTRAL HEATING
- IN NEED OF SOME UPDATING
- CLOSE VILLAGE AMENITIES

ENERGY PERFORMANCE RATING



CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS
rightmove.co.uk The UK's number one property website
OnTheMarket.com

GENERAL COMMENTS

A well-proportioned and neatly presented three-bedroom bungalow in need of some updating, occupying a pleasant position along Bissoe Road within the popular residential area of Carnon Downs. The property offers comfortable and versatile accommodation comprising; Entrance hall, kitchen, sitting and dining room, three double bedrooms, family bathroom and snug/second sitting room.
Externally, the property benefits from parking to the front for multiple cars, while to the rear there is an enclosed garden offering a good degree of privacy, together with a useful garage. The bungalow is conveniently located for local amenities and transport links, making it an appealing opportunity for a range of purchasers seeking single-storey living.

CARNON DOWNS

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. On the edge of the village there is a golf course and the village is also well placed for access to the creek and sailing facilities on the Fal Estuary. The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALL

with cloak cupboard.

SITTING ROOM

12'9" x 13'7" (3.89m x 4.16m)
focusing to a natural stone fireplace with timber mantel. Pine panelled ceiling, radiator and deep picture window to the front elevation.

DINING ROOM

9'10" x 9'5" (3.01m x 2.88m)
being open-plan to the sitting room and with pine panelled ceiling, radiator and deep picture window to the front elevation.

KITCHEN

9'8" x 7'8" (2.97m x 2.35m)
fitted with a range of base and eye level units. Work surface area and stainless steel sink and drainer. Space and plumbing for dish washer/washing machine. Rear entrance door and oil-fired central heating boiler.

BATHROOM

8'10" x 7'7" (2.71m x 2.33m)
Tiled to the full height and with suite comprising vanitory wash basin, bath and separate shower cubicle. Radiator and fan heater.

SEPARATE W.C.

MAIN BEDROOM

11'5" x 10'0" (3.49m x 3.05m)
with fitted wardrobes having sliding doors. Radiator.

BEDROOM

10'1" x 9'11" (3.09m x 3.04m)
with fitted wardrobes having sliding doors. Radiator.













BEDROOM

10'1" x 9'8" (3.08m x 2.95m)
with fitted wardrobes having sliding doors. Glazed sliding door through to snug/second sitting room. Radiator.

SNUG/SECOND SITTING ROOM

9'1" x 10'0" (2.79m x 3.05m)
with patio door opening to the rear paved terrace.

DETACHED GARAGE

Set at the rear of the site and approached via a tarmacadam driveway. Metal up and over door. Power is connected.

OUTSIDE

Ample off road parking at the front of the property which is bordered by a low stone wall to its frontage and a deep shrub border to one side.

The REAR GARDEN is geared for low maintenance and is paved and gravelled and edged with a mature range of shrubs. This area is completely private for sitting out.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the roundabout on the A390 Truro to Falmouth road take the exit into Carnon Downs and proceed down through the village before taking the right hand turning into Bissoe Road (not to be confused with the junction iinto Quenchwell Road). Continue along Bissoe Road and Lidbury will be easily located on the left hand side.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.