



- Detached 2 Bedroom Bungalow
- Desirable Location within Truro City
- Delightful Mature Gardens
- Generous Size Conservatory

30 Lamellyn Drive, Truro, TR1 3JR

Asking Price Of £335,000

Found within a desirable area within Truro City is this spacious light and airy 2 bedroom detached bungalow having the benefit of a beautiful mature garden to the rear. The property comprises of a welcoming entrance hallway leading to the following accommodation: The living room is of a good size with a floor to ceiling double glazed window to the front elevation. The kitchen is to the rear of the property which looks into the conservatory. There are the two bedrooms which one is currently being used as a dining room, plus the bathroom. The inner hallway leads to the integral garage and study with a door into the conservatory. A stair case



Property Description

DESCRIPTION

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LOCATION

Lamellyn Drive is conveniently located for those acquiring access to the Royal Cornwall Hospital at Treiske, Truro College and Richard Lander School. As well as being conveniently positioned for the general stores and being a short distance from a regular bus service connecting to the city centre. Truro city has a wide range of amenities which includes shops, restaurants and also has a mainline railway station connecting to London Paddington

ENTRANCE HALL

A welcoming entrance hallway with doors to the following accommodation:

LIVING ROOM

15' 8" x 13' 1" (4.79m x 4.00m)

KITCHEN

13' 10" x 12' 2" (4.24m x 3.73m)

CONSERVATORY





15' 3" x 9' 0" (4.66m x 2.75m)

BEDROOM

12' 7" x 11' 7" (3.86m x 3.55m) Currently being used as a dining room.

BEDROOM

12' 4" x 10' 10" (3.78m x 3.32m)

BATHROOM

8' 1" x 6' 9" (2.47m x 2.08m)

STUDY

7' 3" x 5' 8" (2.23m x 1.74m)

STAIRS RISE TO

LOFT SPACE

22' 8" x 12' 8" (6.93m x 3.87m)

STORAGE SPACE

13' 1" x 9' 3" (3.99m x 2.83m) Double glazed window to the side elevation. Eaves storage

WC

Fitted with a white low level WC and wash hand basin. Velux window to the rear.

GARAGE

20' 2" x 9' 1" (6.16m x 2.78m) Roll up door, wall mounted boiler. Obscure double glazed window to the side. Internal door into inner hallway.

OUTSIDE

To the front of the property there is a driveway leading to the single garage.

DIRECTIONS

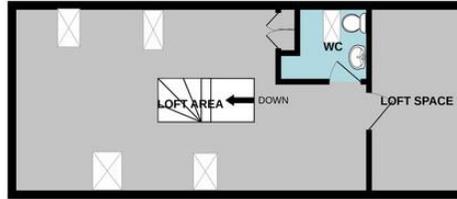
From our office in Lemon Street, Truro, proceed up Lemon Street which in turn becomes Falmouth Road. At the double roundabout take the turning right as signposted towards Redruth. Continue along this road without deviation passing Sainsburys on your right hand side and proceed over the next roundabout. Continue up the hill and at the mini roundabout turn left, immediately beside the Spar general stores. Continue down the hill taking the second turning on



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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your right into Lamellyn Drive and the property can be found on your right hand side.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements