

STAGS

23, Seymour Close

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Threemilestone, Truro, Cornwall TR3 6TZ

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

A one bedroom, semi detached house in 'turn-key' condition with a private garden and allocated parking space.

- Semi-detached House
- Modern Fitted Kitchen
- Vacant Posession
- Upvc Double Glazing
- Freehold
- Double Bedroom
- Modern Bathroom
- Gas Central Heating
- Parking & Garden
- Council Tax Band - A

Guide Price £185,000

LOCATION

Located on the favoured western side of Truro in the outlying village of Threemilestone, the property is conveniently located for Treliske hospital and Truro College, both by foot are within 15 minutes walk and Truro city centre two miles away by car. Threemilestone is a thriving village and a wonderfully convenient place to live with a good range of shops and amenities, a primary school and Richard Lander secondary school close by, as is the college, leisure centre and Royal Cornwall Hospital. There is also easy access to the A30 to Truro, St Austell or Redruth and nearby public transport links.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.







DESCRIPTION
A super one bedroom house presented to the market in fabulous, ready to occupy condition. The house benefits from gas fired central heating, double glazing, stylish modern kitchen and showroom, fresh décor and immediate vacant possession. Likely to be of high appeal to first time buyers, investment buyers or downsizers, viewing internally comes highly recommended.

OUTSIDE
Externally, the property has a low maintenance private garden area which is laid with artificial grass and fence enclosed making for a suitable space for pets, children and a good level of privacy. Additionally there is an ornamental section of garden which is open-plan and laid to loose chippings.

A numbered parking space is also allocated for the property close by.

VIEWINGS
Viewings are permitted strictly via Stags, Truro office.

SERVICES
Mains water, electricity and drainage are connected. Mains gas fired central heating via radiators. Basic, Superfast and Ultrafast broadband are available up to 1800 Mbps (Ofcom). O2, Vodaphone and EE available (Ofcom). Satellite/ Fibre via BT & Sky available (Ofcom).

DIRECTIONS
Exit Truro heading westbound towards Threemilestone, at the Truro College roundabout proceed straight on taking the left fork into Chyvelah Road and continue over the roundabout. Take the second left turn into Glenthorne Road and continue around until you reach the recreation area where Seymour Close will be found on the right hand side.

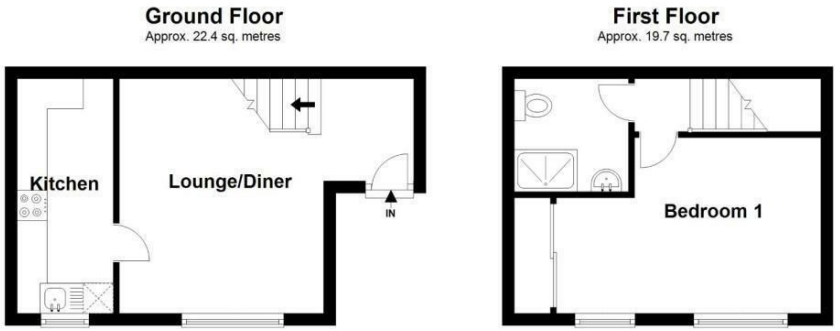






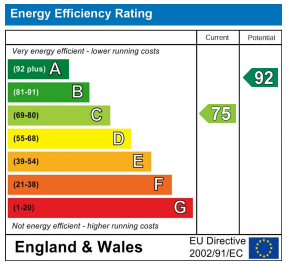
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





Total area: approx. 42.2 sq. metres

Floor plans are provided for guidance only and should not be relied upon for measurements for furniture or similar.
Plan produced using PlanUp.



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