



- Detached Bungalow
- Three Bedrooms
- Ample Parking & Garage
- Corner Plot

2 Lower Polstain Road, Threemilestone, Truro, TR3 6BQ

£300,000

Boasting a corner plot which has the benefit of the sun all day, this spacious three bedroom detached bungalow has a modern fitted kitchen with integrated appliances, living room with separate dining area, Three bedrooms, en-suite shower and bathroom. Externally there is ample parking and a garage. CALL NOW TO VIEW ON 01872 242425



Property Description

DESCRIPTION

This spacious three bedroom non estate detached bungalow boasts a corner plot, ample parking and garage, gas fired central heating, upvc double glazing and a recently refitted kitchen. The corner plot is laid to lawn with mature shrub beds,

The accommodation briefly comprises: Entrance porch, lounge with living flame gas fireplace, separate dining area, inner hallway, newly fitted kitchen with integrated fridge, freezer, dishwasher and space for electric cooker and washing machine. The inner hallway provides access to the family bathroom, three bedrooms, with the master having an en-suite shower room. There is driveway parking for several vehicles leading to the single garage.

LOCATION

Threemilestone village has mainly level access to the facilities which include the nearby primary school, recreation field, doctors surgery and a number of shops which include bakers, butchers, general stores and fish and chip takeaway. Threemilestone is also excellently positioned for those requiring access to the Richard Lander secondary school, Truro college and Royal Cornwall hospital.

ENTRANCE PORCH

5' 0" x 6' 10" (1.53m x 2.1m)

LIVING ROOM

16' 9" x 10' 9" (5.13m x 3.30m)

DINING ROOM

11' 0" x 9' 10" (3.36m x 3.02m)

KITCHEN/BREAKFAST ROOM

13' 8" x 10' 11" (4.19m x 3.33m)

MASTER BEDROOM

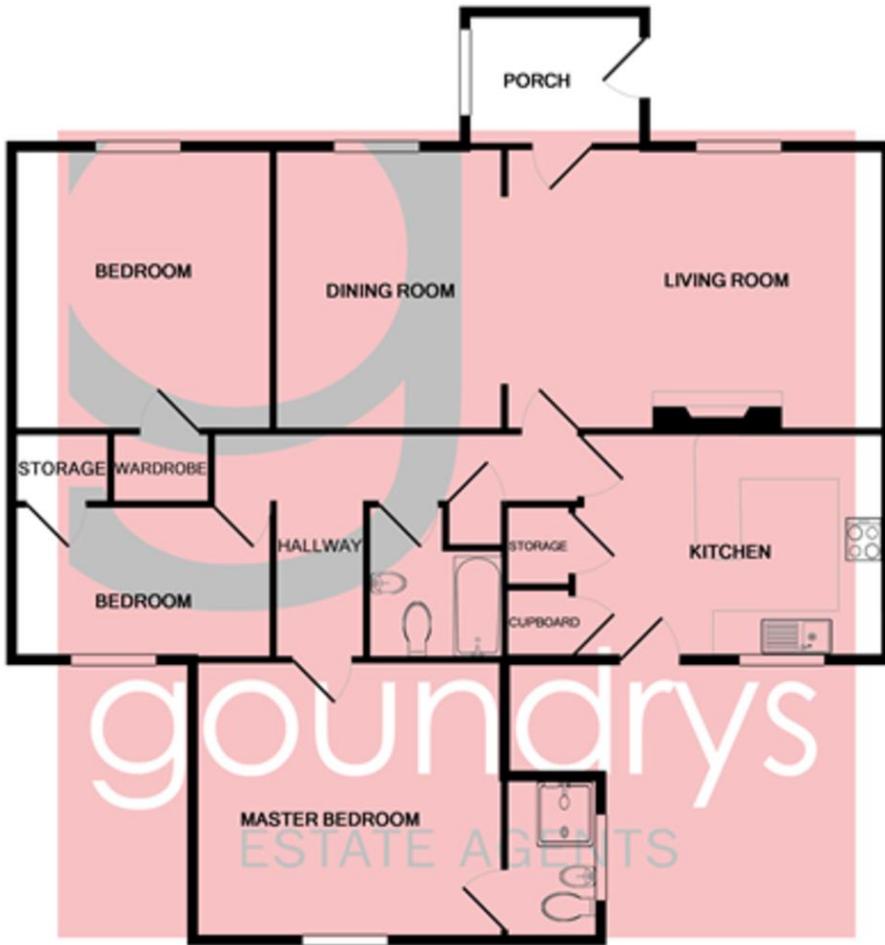
12' 0" x 11' 8" (3.68m x 3.56m)





ENSUITE
7' 7" x 4' 1" (2.32m x 1.26m)
BEDROOM
10' 11" x 9' 11" (3.34m x 3.03m)
BEDROOM
12' 0" x 7' 7" (3.67m x 2.33m)
BATHROOM
7' 1" x 5' 2" (2.16m x 1.6m)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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