



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9445

£285,000

7 Kel Avon Close,
Truro, Cornwall, TR1 1AN

FREEHOLD



A superb, three storey, 3 bedroomed townhouse, with light filled accommodation, on this sought after, quiet residential road on the outskirts of the city centre, with driveway parking, integral garage and lawned rear garden. To be sold with no onward chain, and ready for immediate occupation, in need of some minor cosmetic updating, with 3 good sized bedrooms, 2 bath/shower rooms and living accommodation flowing straight out to the enclosed rear garden.



SUMMARY OF ACCOMMODATION

Ground Floor: entrance hall, cloakroom/wc, understairs storage cupboard, integral garage,

First Floor: landing, living room leading out to the rear garden, kitchen/dining room.

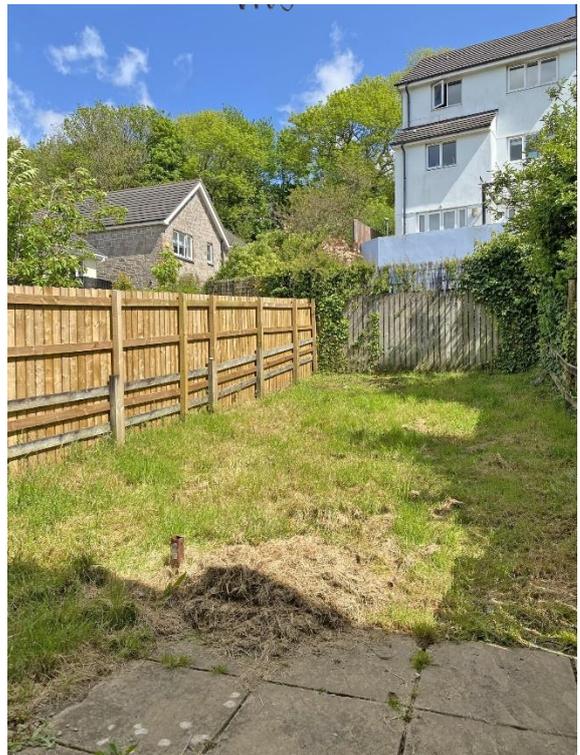
Top floor: landing, 3 bedrooms, principal en-suite shower room, family bathroom, airing cupboard.

Outside: driveway parking for 2 cars in front of the integral single garage. Enclosed lawned garden to the rear with close board panelled fencing.

DESCRIPTION

Number 7 is set amongst a range of different style and sized family homes, all with individually designed accommodation representing the ideal city bolthole, family home, investment purchase – on the edge of the city centre, with all amenities a short walk away, yet affording a good degree of peace with little passing traffic.

The property comprises accommodation arranged over three floors, with the ground floor being the integral garage, cloakroom/wc and a very large understairs storage cupboard with turning staircase ascending to the first floor landing which serves the living room and the kitchen/dining room. The kitchen/dining room is well appointed to the front with plenty of kitchen storage and worktop space – with the living room, positioned to the rear of the house flowing straight out to the mostly level lawned garden. On the top floor there are three good sized bedrooms, the principal bedroom to the front with an en-suite shower room, plus a further family bathroom.



To the front of the property there is driveway parking for two vehicles, in front of the integral garage and to the rear there is an enclosed, private mostly level lawned garden with a small area of patio off the living space.

LOCATION

7 Kel Avon Close is set on the eastern outskirts of Truro, within a mile of the city centre, in an elevated position which from the front facing rooms enjoys views of the cathedral and over the city of Truro.

With the city centre shops, restaurants, cafés, offices and other leisure facilities on the doorstep with some of the best private schooling in the south west within walking distance. There is no more convenient place to be in Cornwall. Truro's facilities are unequalled by any other town in Cornwall as it is the capital city, it also acts as the main administrative centre for Cornwall.

Within a short drive to the south are the sailing waters of Carrick Roads which are deservedly known as some of the best day sailing waters in northern Europe with many rivers, inlets and coves to explore. Both Helford and Fowey Rivers are within day sailing distance, although there are many ports close to hand (St Mawes, Mylor, Falmouth etc), that offer mooring and dinghy facilities. To the north of Truro lies the dramatic north Cornish surfing coast with many different long sandy beaches and coastal walks to enjoy. For those more interested in dry land activities there are a host of quality golf courses nearby and Truro and the surrounding towns have a good variety of thriving sports clubs.

There is a main line railway station in Truro that runs on the Penzance to Paddington line, with London being approximately 4½ hours away. The A30 expressway has recently been improved with a new large section of dual carriageway which allows even quicker access to Exeter and the motorway network beyond.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Part glazed front door opens from the two car driveway, into an entrance hall, which in turn serves a downstairs cloakroom/wc, large understairs storage cupboard and also internal access to the integral single garage.

CLOAKROOM / WC. With an obscured glazed window to the front elevation, low level flush wc and pedestal mounted wash hand basin. Radiator. Extractor fan.

From the entrance hall, turning stairs ascend to the:-

FIRST FLOOR

LANDING. Which in turn serve the living room, kitchen/dining room and staircase continuing to the top floor. Radiator.

LIVING ROOM – 16' x 13'3". A very good sized room, with double glazed window and a pair of full height glazed patio doors with matching fixed side panels – all across the rear elevation both opening to and overlooking the rear garden. Feature fireplace with marble effect surround and hearth, with an adjacent gas supply for the installation of a gas fire. Radiator.

KITCHEN / DINING ROOM – 16' x 13'. Well appointed with a fitted kitchen with wood effect matching fitted wall and base units under granite effect roll edged worktops, with plentiful undercounter and freestanding space for appliances, plus a fitted undercounter Neff single oven, four ring Neff hob and concealed extractor fan over, plus a 1½ bowl stainless steel sink and drainer. Lit by two broad double glazed windows across the front elevation, with plentiful space for a dining table and chairs. Radiator.

From the landing, turning stairs ascend to the:-

TOP FLOOR

LANDING. Which in turn serve 3 bedrooms, the family bathroom and an airing cupboard.

BEDROOM 1 – 12'6" x 12'6". A decent size double bedroom, positioned to the front of the house with a broad double glazed window to the front with a far reaching city view across rooftops. Radiator. Served by a nicely appointed:-



EN-SUITE SHOWER ROOM. Pedestal wash hand basin, corner shower enclosure with mixer shower and low level flush wc. Lit by an obscured double glazed window to the front elevation. Extractor fan. Radiator.

BEDROOM 2 – 10'6" x 6'6". Positioned to the rear of the house with a double glazed window overlooking the rear garden. Radiator.

BEDROOM 3 – 9' x 8'10". Positioned to the rear of the house with a double glazed window overlooking the rear garden. Radiator.

FAMILY BATHROOM. Nicely appointed with



pedestal wash hand basin, low level flush wc and panelled bath. Tiled splashback to mid height, extractor fan and radiator.

OUTSIDE

To the front, approached off a relatively quiet close, driveway parking for 2 in front of the attached, **INTEGRAL SINGLE GARAGE – 16'6" x 8'6"**. Power, lighting and water connected.

To the rear, approached via the living room, a delightful, largely level lawned garden plus small patio seating area. Bordered by close board fencing.

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 1AN.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – D (see www.mycounciltax.org.uk).

DIRECTIONS – From Trafalgar roundabout, proceed up Tregolls Road in the direction of St Austell, and at the traffic lights, turn right onto, and follow Beechwood Parc. Stop at the end of Beechwood Parc, turn right onto Tinney Drive, and ascend uphill taking the first right hand turning into Kel Avon Close. No. 7 will be found after a short distance on the left hand side.

AGENT'S NOTE – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

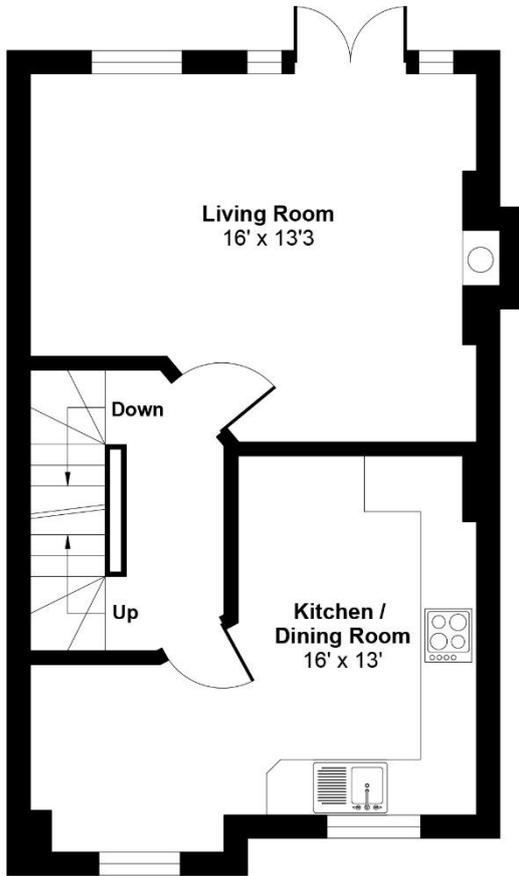
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Not to scale – for identification purposes only.

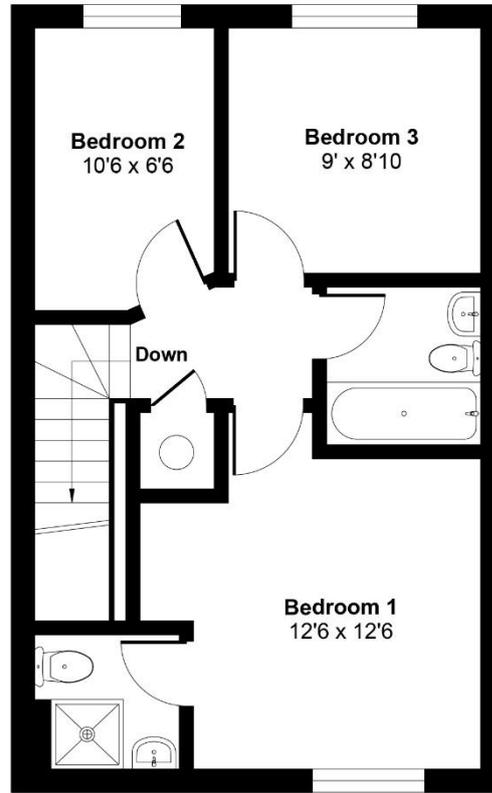
Kel Avon Close, Truro, TR1

Approximate Area = 1122 sq ft / 104.2 sq m (includes garage)

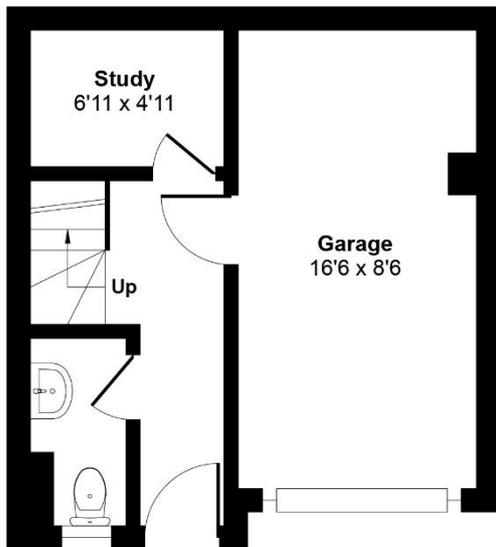
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Lilliprap Chilcott. REF: 989052

