



Bar Meadows,
Malpas, Truro

LODGE & THOMAS

ESTABLISHED 1892

4 Bar Meadows, Malpas, Truro TR1 1SS

Guide Price: £410,000 Freehold

- Modern two bedroom home
- Breathtaking outlook over the river
- Gardens, parking & garage
- uPVC double glazing and oil fired central heating
- Highly sought-after fringe of Truro setting

In a gorgeous riverside setting where property rarely comes to the market, a modern home already partly improved and offering the opportunity to personalise this interesting home.

The Property

Following additional improvements and redecoration, it would not be difficult to imagine this modern mid terrace home to be a warm, cosy retreat. It has the benefit of uPVC double glazing and oil-fired central heating to the accommodation which comprises a full width conservatory to the front overlooking the river, a lounge with an open fireplace and a kitchen/diner at ground floor. At first floor there are two bedrooms, the larger of which has a balcony, taking full advantage of the river views, and a bathroom.

French doors open off the landing onto a rear deck which leads up to the terrace and mature rear garden. Extensive landscaping to the front has created a paved patio again enjoying the lovely views over the river with, at lower level, a brick paved off-road parking bay together with a large and very useful store. Nearby in a block is a single garage.

Agent's Note: The overgrown garden opposite the house between the road and the foreshore is held on Licence No 112 and can be rented through the Truro Harbourmaster's Office on 01872 224231 FAO: Katrina Tonkin



Location

Malpas is regarded as one of Truro's most exclusive and select addresses, due largely to the picturesque surroundings and outlook along the Truro River. The village is essentially a cul-de-sac with a busy community at the heart of which is the Heron Inn, a family friendly pub and restaurant. A regular bus service connects the village with Truro City centre 2 miles away and where, along with the magnificent Truro Cathedral, there is a wide range of shopping, schooling, health and leisure facilities becoming of the County's principal town.

Whether one is a keen walker or sailing enthusiast, this really is an ideal setting, as the Truro River winds its way through numerous twists, turns and creeks down and into the Carrick Roads and Falmouth Bay.

Services: Mains electricity, water and drainage are connected to the property. Oil-fired central heating. None of these services have been tested and therefore no guarantees can be given.

Council Tax Band: D **EPC:** D

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

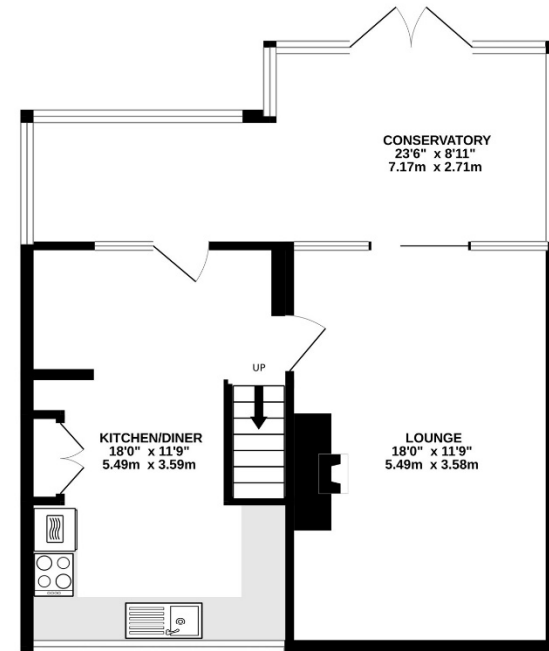
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Viewings strictly by appointment with the sole selling agents Lodge & Thomas.

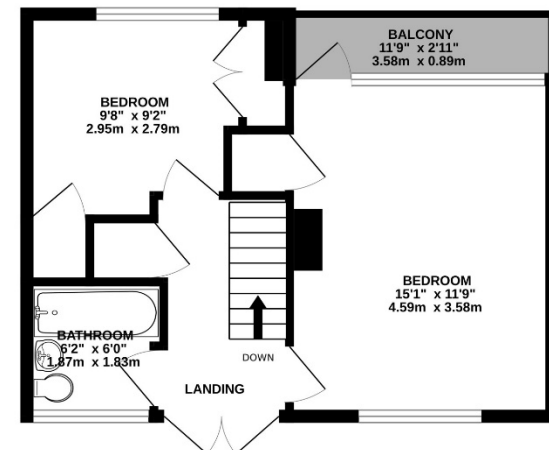
Directions: From Travalgar roundabout in Truro, take the exit signposted Malpas. Follow the road past Boscawen Park recreation field and cricket club to Malpas. Continue past the Heron Inn whereupon the property for sale will be found a little further along on the left identified by a Lodge & Thomas for sale board.

what3words///states.renewals.incursion

GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.





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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

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