



Abbey View, 32 Tregolls Road, Truro, TR1 1LA

£365,000

REFURBISHMENT OPPORTUNITY - An elegant and spacious detached period residence with plenty of potential and scope for improvement situated close the Truro city centre.

The Location

Abbey View is located opposite the Alverton Manor, the position offers ultimate convenience for the town, which is an approximate ten-minute walk into the centre. Truro is the capital of Cornwall and boasts much in the way of vibrancy with a vast array of restaurants, bars, pubs and cafes and excellent shopping facilities from high street retailers to small independent shops. There are renowned schools close by and there is a main line railway link to London (Paddington). The Royal Cornwall Hospital, Duchy Hospital and Truro College are all within short driving distance with Cornwall airport within easy reach.

Distances

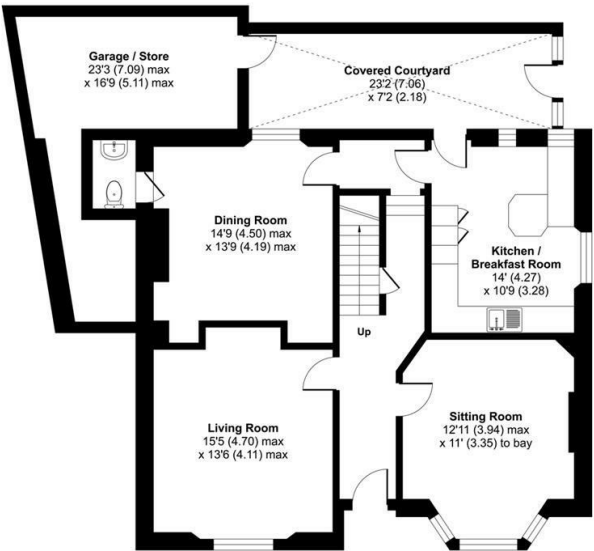
Truro city centre – 1; Boscawen Park & tennis courts – 1.2; Malpas – 2.1; Idless Woods – 2.6; Trelissick Garden (National Trust) – 5.4; St Agnes – 9.7; Falmouth – 11.6; St Mawes – 18.5; Cornwall Airport – 19 (All distances are approximate and in miles)

The Property

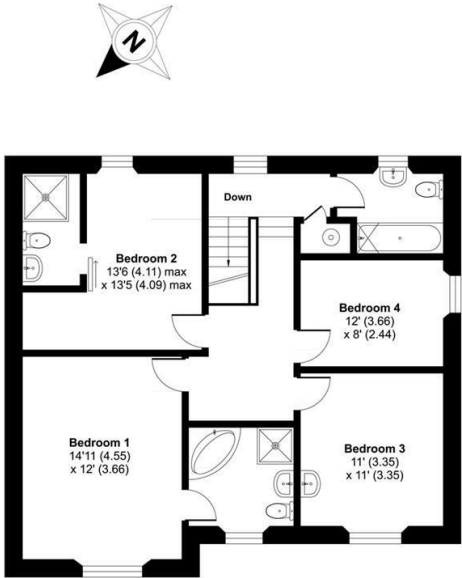
- In excess of 2,200 sq ft of accommodation
- A spacious family home with plenty of potential and scope to improve
- Three well-proportioned reception rooms
- Four bedrooms with two en-suites and family bathroom
- Ideal for commercial use or guest house (subject to necessary consents)
- A garage / store and ample off street parking

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Floor Plan



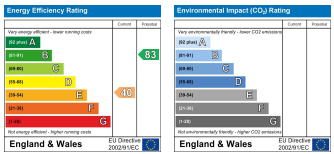
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2020. Produced for Shore Partnership Limited. REF: 671717



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