



Southleigh 4, Upland Crescent



Town Centre 1.5 miles A30(T) 7 miles

A fine detached residence,
garage and gardens in the
popular Upland Crescent area

- Open Pillared Porch & Entrance Hall
- 2 Front Reception Rooms
- Kitchen & Breakfast Room
- Utility Room
- Currently 6 Bedrooms
- Family Bathroom & En Suite Shower Room
- City Views
- Garage & Gardens
- Freehold
- Council Tax Band E

Guide Price £525,000



SITUATION

Forming the administrative and cultural centre of Cornwall, the Truro offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities

Public transport links are excellent with Truro having a main line rail connection to London Paddington and being situated toward the north eastern edge of Truro, Southleigh is well located to access Penair school, Waitrose and affords easy links via the a39 to the A30(T) dual carriageway at Carland Cross.

Flights departing to international and domestic destinations from Newquay airport on the north coast.

DESCRIPTION

The approach to Southleigh is via a pillared entrance to a tarmac drive which leads up to the house, garage and turning point.

The house stands with a southerly aspect and offers light and airy accommodation over two storeys.

On the ground floor, an opaque part glazed front door opens to an Entrance Hall with exposed parquet floor from which there are doors off to the two front Reception Rooms - Living and Dining Room - the largest of which includes a wood-burner in a fireplace on a slate hearth and an under-stairs Cupboard. At the rear is a Kitchen and Breakfast Room with range of base and eye level units with rolled worktop surfaces to splashback tiling and including stainless steel single drainer sink unit with mixer tap, space for electric and gas cooker with extractor hood over, integral Neff dishwasher, downlighters, door to the side and door to a small Side Hall, off which is a useful Utility Room with base level cupboards and drawers with rolled worktop surfaces, stainless steel single drainer sink unit, built-in larder cupboard, space for washing machine and return door to Dining Room.

From the breakfast area is a door to enclosed Side Porch with part glazed doors to front and

rear and door opening to an Store - which possibly offers potential to create a study or office (subject to any necessary consents and approvals) - and WC

The first floor is approached via balustrade stairs leading to a balustrade split Landing with doors off to a total of six Bedrooms, one being a master bedroom with en suite and a family bathroom with panelled bath, wc, shower cubicle with electric shower, pedestal washbasin and tall chrome wall mounted towel radiator.

Outside to the front is an open lawn garden and at the rear a regular shaped and well-proportioned further garden laid mainly to lawn with shrub and flower borders and which includes an aluminium framed Greenhouse about 8' x 6'. The garden is well fenced and is dog friendly.

Adjacent to the house is a detached single garage with up and over metal door, lighting and internal tap.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

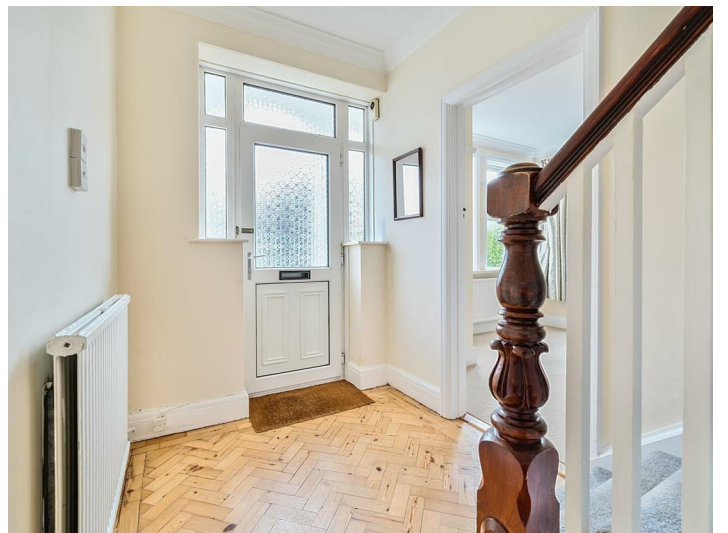
All mains services connected. Mains gas fired central heating. Broadband: standard and ultrafast available (Ofcom). Mobile telephone: Three and EE likely to be limited inside and Vodafone and 02 likely inside: Three, EE and Vodafone likely outside (Ofcom).

DIRECTIONS

From Morlaix Avenue in the centre of Truro, take the A390 into Tregolls Road towards Bodmin and St Austell. Drive up the dual carriageway, through the traffic lights just after the Pelican crossing, and turn left into Upland Crescent. Southleigh is the second property on the right.

TITLE DEEDS

Please note there are some covenants on the title deeds on part of the property.



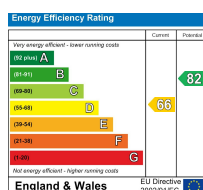
Approximate Area = 1870 sq ft / 173.7 sq m
 Garage = 178 sq ft / 16.5 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 2165 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.
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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.



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