



M A Y W H E T T E R & G R O S E

**17 HUGOS MILL, TRURO, TR1 3FP**  
**OFFERS IN EXCESS OF £350,000**



CONVENIENTLY PLACED FOR BOTH PRIMARY AND SECONDARY SCHOOLS, TRELIFFE HOSPITAL AND THE RETAIL PARKS, NOT FAR FROM THE BUS ROUTE INTO TRURO CITY CENTRE IS THIS DETACHED FAMILY RESIDENCE OFFERED WITH NO ONWARD CHAIN. BENEFITS FROM GENEROUS SIZED AND PRIVATE REAR GARDEN. INTERNALLY THE PROPERTY OFFERS A LOUNGE, KITCHEN/DINER, THREE BEDROOMS WITH PRINCIPAL BEDROOM EN-SUITE TO THE FIRST FLOOR PLUS FAMILY BATHROOM. THERE IS ALSO A CLOAKROOM/WC TO THE GROUND FLOOR. EPC - C  
\*SEE AGENTS NOTES\*

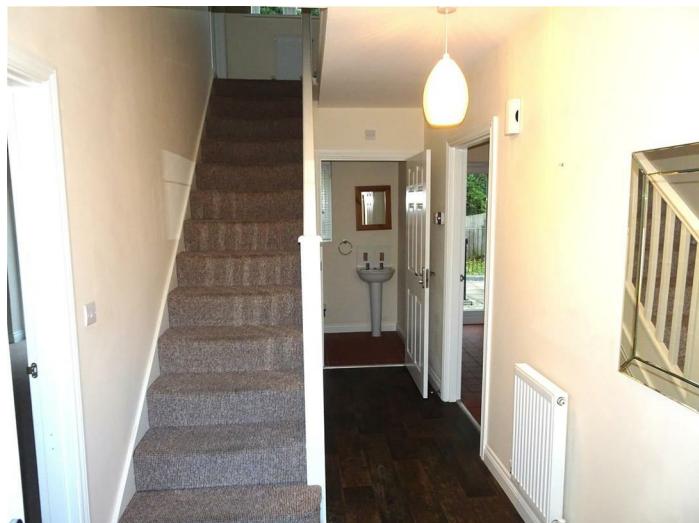


## Directions

From Truro head out on the A390 towards Treliiske Hospital, past the County Arms on your left hand side at Hightown. Past the left hand turn into Navigator Way. Go straight on past the Spar shop also on left, carry on and past Truro Golf Course on your right hand side. Once past the entrance to Treliiske Prep School and at the next set of traffic lights turn left. Follow the road down to the bottom, there is a wide brick paved area around to the right and Hugo's Mill cul de sac will appear. The property will appear in front of you, with a light blue finish tucked away in the corner. A board will be erected for convenience.

To the front there is a paved pathway with deep planted borders to both sides with outside courtesy lighting. Leading to the part obscure glazed panel front door which opens into the entrance hall.

## Entrance Hall



A wide welcoming hallway finished with a hard wood effect floor covering. Carpeted stair case to the first floor with low level under stairs storage plus door into cloakroom WC. Further doors into both kitchen/diner and lounge.

## Cloakroom

6'4" x 3'11" (1.95 x 1.21)



Low level WC, hand basin with attractive tiled splashback, wall mounted radiator beneath an obscure double glazed window with fitted blind and hard wearing terracotta tiled flooring. Ceiling mounted extractor.

## Kitchen/Diner

8'2" x 18'8" at maximum points over worksurfacew (2.51 x 5.71 at maximum points over worksurfacew)



Also having a hard wearing terracotta tiled flooring throughout and double doors out onto part paved patio area. Wall mounted radiator. The kitchen comprises a range of light wood fronted wall and base units complimented with pattern roll top laminated worksurface and a tiled splashback. The worksurface incorporates four ring gas hob with extractor over, integrated oven below. There is also space and pluming for white good appliances beneath and free standing for fridge/freezer.



**Lounge**  
9'10" x 18'7" (3.01 x 5.67)



Carpeted stair case to the first floor landing where there is access to the loft. Doors into all three bedrooms, family bathroom and one into the airing cupboard with shelving. There is also a double glazed window with deep display sill and radiator beneath enjoying an outlook down over the garden and the woodland backdrop.

**Principal Bedroom**  
9'11" x 13'7" to a maximum of 15'7" (3.04 x 4.16 to a maximum of 4.77)



A lovely lounge area which benefits from access out onto the garden with a set of double glazed doors and further double glazed window to the front with radiator beneath. Finished with a light cream painted wall surround and carpeted flooring. There is also two wall mounted radiators.



Also having double glazed window with deep display sill and radiator beneath enjoying an outlook down over the garden.

**Bedroom**

8'2" x 5'7" widening into recess at 8'7" (2.50 x 1.71 widening into recess at 2.63)

**En Suite**

The room also benefits from a door into en-suite with comprises of low level WC, hand basin with attractive tiled splashback and mirror above with shaver socket to the side. Ceiling mounted extractor and door into shower cubicle having obscure double glazed window with tiled sill and radiator beneath to the front.

Also located to the rear and having radiator beneath the deep display sill and double glazed window above.

**Bedroom**

8'4" x 9'7" (2.56 x 2.93 )



This bedroom has an outlook down over the brick paved courtyard cul de sac area from a double glazed window with deep display sill and radiator beneath. Also finished with a hard wearing coloured flooring.

## Family Bathroom

6'3" x 7'6" (1.93 x 2.29)



Comprising low level WC, hand basin with attractive tile splashback with radiator to the side. Panel bath with tiled wall surround. Display shelving. Ceiling mounted extractor fan. Obscure double glazed window with tiled sill and attractive patterned floor covering.

## Outside



To the front deep planted borders to both sides of the front door with driveway and garage having up and over door to the front with door out onto the garden at the rear. The rear garden can also be accessed from the lounge or the kitchen by double doors and leads out onto paved patios from the lounge and the dining room with stone chipped border between, with a surround with steps and handrail down onto the main garden area.

There is a part pebble stone base and out onto an expanse of open lawn, enclosed by strip wood fence panelling.



The pathway continues around to the side gated access and to the rear of the garage.

## Agents Notes

The photos were taken prior to the current tenant moving in.

Management Charge - £250 per annum

The trees running along the rear boundary are protected (Tree Preservation Orders)

The brick paved area to the front is divided up ownership with other properties. We have been advised 17 Hugos Mill owns a large section in front of the house.

## Council Tax Band - D

### Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

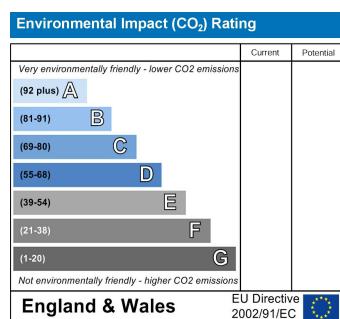
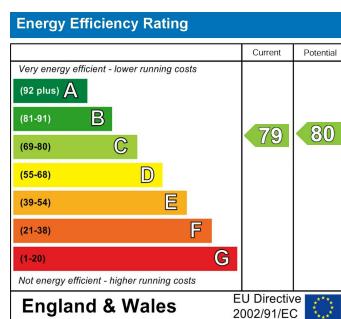
### Services

None of the services, systems or appliances at the property have been tested by the Agents.

### Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

Tel: 01726 73501 Email: [sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

**Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991**

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

