





**The Victory
Twelveheads
TR4 8SH**

4 Bedrooms
2 Reception Rooms
2 Bathrooms
99 Sq. Metres

**Guide Price
£400,000**



A charming four bedroom semi-detached home with a large garden in an ideally located rural hamlet just south of Truro.

This delightful home is superbly located in a small hamlet which is centrally located between Truro, Falmouth and Redruth. Offering good sized accommodation and a large garden this is an ideal family home being offered CHAIN FREE.

The name of the property stems from its past life as a pub that was owned by the Redruth Brewery. Edward Kendall, is listed as the publican of The Victory Inn in the directory of Redruth from 1866 and the Inn appears on an 1830's map of the area. Being un-listed the property has been completely modernised in recent times with UPVC windows and central heating etc.

To the front of the property there is designated parking for a pair of cars on a shared driveway with the neighbour (additional parking could easily be made, details below). Steps lead down to a low maintenance front patio area.

Stepping inside the home the entrance hall leads into the kitchen which has a range of modern white gloss cabinets offering ample storage and preparation space on the worktop above. There is an integrated oven,

dishwasher and a countertop hob. The 1.5 bowl stainless steel sink with drainer sits below a large window overlooking the front garden.

The adjoining dining room looks over the rear garden and has a brick fireplace with a slate hearth, exposed beams and is of a good size being 14'x12'.

The sitting room also overlooks the rear garden and patio. This room has previously been used as a ground floor bedroom, having the benefit of an adjoining shower room. The layout downstairs has some flexibility depending on needs, as the shower room can also be accessed from the entrance hall. Upstairs there are four bedrooms. Three of which are good sized double rooms. The fourth is a large single or twin room which has previously been used as a home office.

There is a family bathroom here accessed from the central landing which would benefit from modernisation.

The house has been cleared and tidied for new owners. The bedrooms upstairs require re-carpeting but the house is an ideal blank canvas awaiting a re-decoration to personalise to a new owners taste.

Outside there is a spacious L-shaped lawned garden. Bordered by a number of mature plants and hedges there is plenty of privacy.

The house is deceptive, being larger than imagined and in a quiet, yet convenient position. It should certainly be viewed to be appreciated.





VICTORY





Surrounding Area

Located in a small hamlet within the parish of Gwennap, Twelveheads sits centrally within the county with easy access to both the north and south coast.

There are facilities within walking distance including a cafe, bakery & hairdressers.

The neighbouring hamlet of Bissoe is the home of a cycle hire company, which gives access to the Coast to Coast 11 mile Trail and links the interior of west Cornwall to the harbour of Portreath on the north coast and the former port of Devoran in the south.

The nearby village of Perranwell Station is within 2 miles and has a range of every day facilities including a local post office/general stores, public house/restaurant, primary school and railway station with links to Truro and Falmouth.

Truro is the administrative and cultural centre of Cornwall and offers a choice of primary and secondary schools, daily facilities including banks, building societies, shops, public houses and mainline railway station.

Falmouth ([pictured]) has the deepest natural harbour in Western Europe and is a major maritime and tourist centre. The Fal estuary and Carrick Roads are within easy reach and provide superb sailing waters.



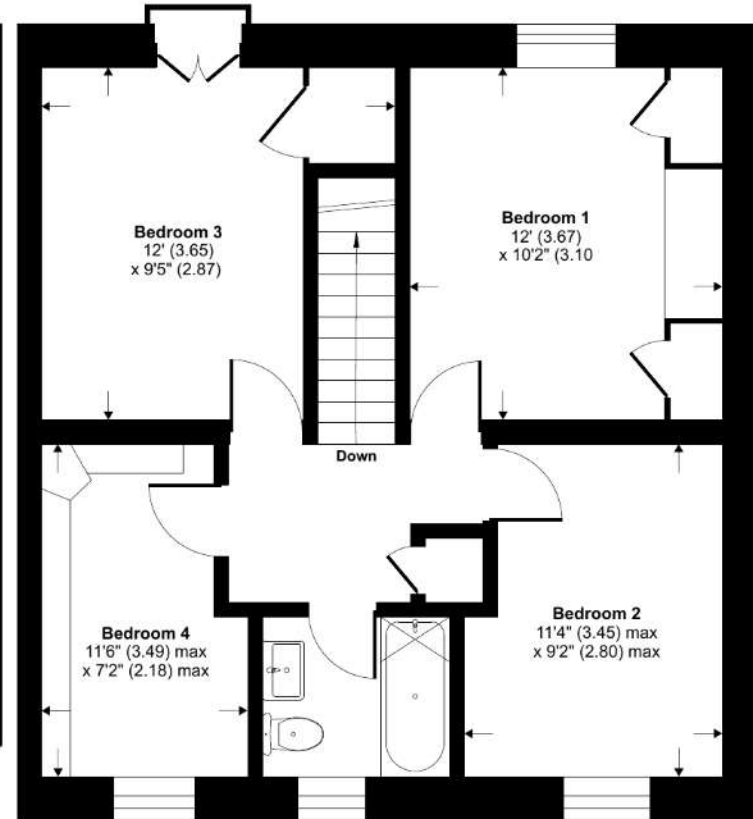
The Victory Twelveheads, Truro, Cornwall, TR4

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



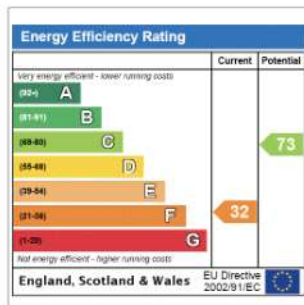
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Humberts. REF: 1136718



Additional Information

The property has oil fired central heating, mains electricity, water and private drainage.
Council tax band D

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