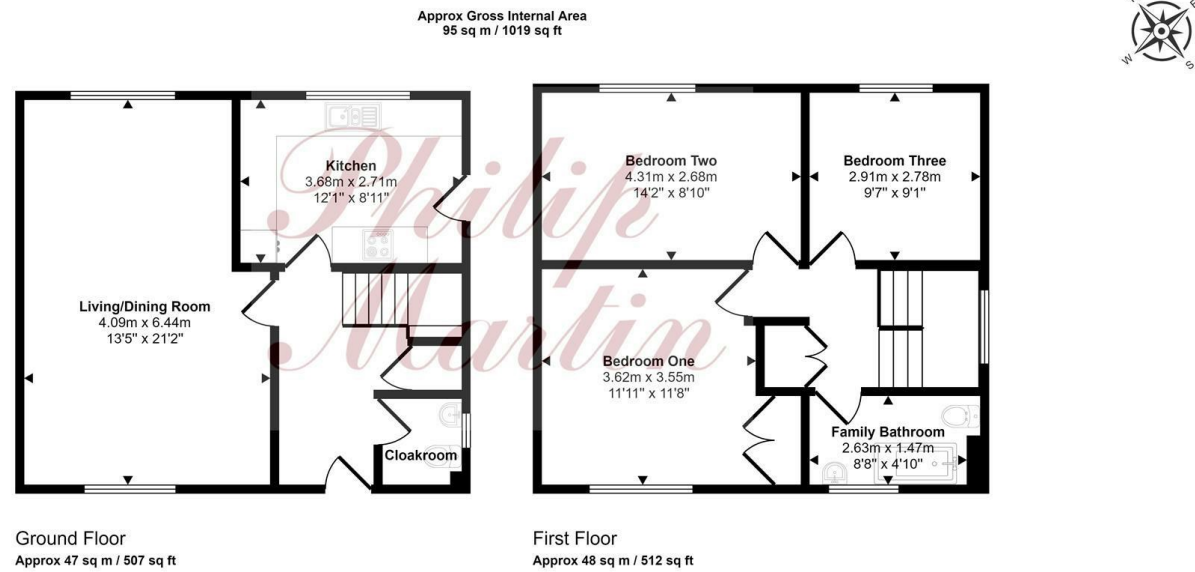


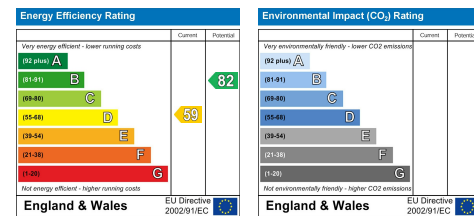
EPWORTH CLOSE, TRURO



KEY FEATURES

- DETACHED HOUSE
- GARAGE
- CLOSE TO CITY CENTRE
- NO ONWARD CHAIN
- 3 BEDROOMS
- OFF STREET PARKING
- POPULAR LOCATION
- VIEWING ESSENTIAL

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

CONTACT US

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6 EPWORTH CLOSE, TRURO, TR1 1UP

DETACHED THREE BEDROOM PROPERTY IN POPULAR LOCATION.

This three bedroom family home situated in a convenient location within Truro, being within walking distance of the city centre and a wide range of amenities including primary and secondary schools. In all, the accommodation comprises; entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. There is off street parking and a single garage. With both front and rear lawned gardens, the outside space is perfect for those with children and pets.

Council tax- E Freehold EPC- E

GUIDE PRICE £399,500

www.philip-martin.co.uk



## THE PROPERTY

6 Epworth Close is a well proportioned three bedroom family home situated in a convenient location within Truro, being within walking distance of the city centre and a wide range of amenities including primary and secondary schools. The property has been within the same ownership for a number of years, although now in need of modernisation, there is scope to create an incredibly practical family home. In all, the accommodation comprises; entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. There is off street parking and a single garage. With both front and rear lawned gardens, the outside space is perfect for those with children and pets.

## TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### HALLWAY

Original parquet flooring, ceiling mounted light and radiator. Door into:-

### CLOAKROOM

Low level W.C, pedestal hand wash basin with tiled splashback, tiled flooring, radiator, frosted window to side and ceiling mounted light.



## SITTING/DINING ROOM

13'5" x 21'1" (4.09m x 6.44m)  
A large dual aspect room with UPVC window to the front and multi pane window to the rear. Feature open fire with slate hearth and log stand. Hatch to kitchen. Carpeted flooring, two radiators and intricate detail cornices.

## KITCHEN

12'0" x 8'10" (3.68m x 2.71m)  
A range of base and eye level units with granite effect worktops over. Electric oven, four ring induction hob and extractor fan over. Baxi combi boiler. Plumbing for dishwasher or washing machine and space for under counter fridge. Hatch into sitting room. Multipane window to rear and door to side leading to garden. Tiled to full height and flooring, radiator and ceiling mounted light.

## FIRST FLOOR

### LANDING

With loft hatch and airing cupboard housing immersion tank.

### FAMILY BATHROOM

8'7" x 4'9" (2.63m x 1.47m)  
UPVC frosted window to front. Low level W.C., pedestal hand wash basin and bath with shower over. Tiled to full height including flooring, radiator and ceiling mounted light.

### BEDROOM ONE

11'10" x 11'7" (3.62m x 3.55m)  
UPVC double glazed window to front, radiator and double fitted wardrobes. Carpeted flooring.



### BEDROOM TWO

14'1" x 8'9" (4.31m x 2.68m)  
Multipane window to rear, radiator and carpeted flooring.

### BEDROOM THREE

9'6" x 9'1" (2.91m x 2.78m)  
Multipane window to rear, radiator and carpeted flooring.

## OUTSIDE

Number 6 is set back from the cul de sac with lawn to the front and path leading down to the front door. There is side access which takes you to the rear garden, currently laid to lawn and therefore perfect for children and pets. The back boundary has been planted with hedging and creates a very private feeling. There are steps up to the single garage and off street parking space.

## GARAGE

With up and over metal door.

## SERVICES

Mains gas, water, drainage and electric.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## TENURE

Freehold.

## COUNCIL TAX

Band E.

## DIRECTIONS

From Trafalgar roundabout proceed along St. Clements Hill and take the first right into Trennick Lane which ultimately leads to Truro School. Epworth Close is the first turning on the left hand side and once entering the close turn left again and No. 6 can be found on the right hand side at the end of the cul-de-sac.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

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