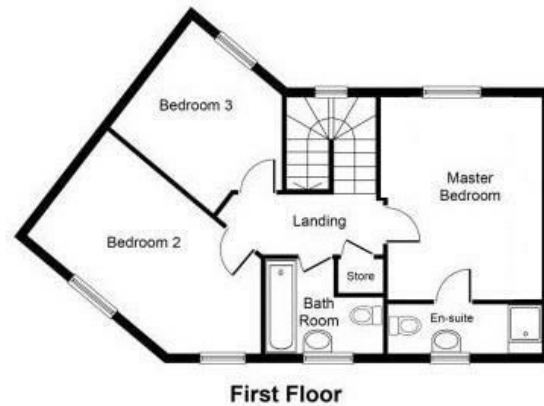


HUGOS MILL, TRURO



First Floor



Ground Floor

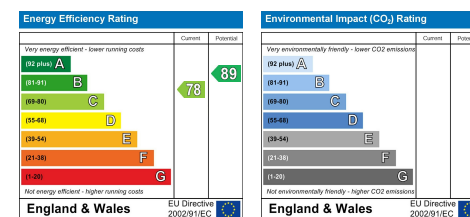
NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- Link Detached
- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Cloakroom & Bathroom
- Enclosed Rear Garden
- Two Garages & Parking
- Well Presented
- Popular Location
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



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5 HUGOS MILL, TRURO, TR1 3FP

THREE BEDROOM LINK DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom link detached modern house is situated in a sought after area, within just a short walk of Treliske Hospital. Well presented throughout, in all, the accommodation includes; three bedrooms, bathroom, sitting room, kitchen/dining room and cloakroom. There is off road parking, along with two further permits; two single garages and an enclosed rear garden. Sold with no chain, viewing is essential.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £365,000

**THE PROPERTY**

5 Hugos Mill is a three bedroom link detached house situated in a convenient location within Truro. The property is situated just a stone's throw from Treslike Hospital, as well as being close to a variety of primary and secondary schools, Truro College and the city centre including the wide range of amenities on offer. Offering light and spacious accommodation throughout; in all, the accommodation comprises; entrance hall, kitchen/dining room, sitting room and cloakroom to the ground floor with three bedrooms (master en-suite) and a bathroom to the first floor. There is an enclosed rear garden laid to a combination on patio, lawn and chippings that enjoys the sunny aspect throughout the day as well as benefitting from two singles garages. (one accessed directly from the rear garden). The property has off road parking and benefits from two additional parking permits. The property has been a successful long term rental property however would also be perfect for those looking to live in a quiet location within Truro. Offered to the market with vacant possession and sold with no chain, viewing is essential.

**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****ENTRANCE HALLWAY**

Stairs rising to the first floor with doors into;

**CLOAKROOM**

Obscured window to front with pedestal hand wash basin and low level w.c.

**KITCHEN/DINING ROOM**

16'4" x 11'7" (5m x 3.55m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to front aspect. Integrated electric oven with four ring hob and extractor fan over. Plumbing for washing machine and space for fridge/freezer. Bay window to side with ample space for dining table and double doors opening into rear garden. Radiator.

**SITTING ROOM**

17'0" x 16'4" (5.2m x 5m)

Spacious living room with two windows to front and double doors opening out into rear enclosed garden. Two radiators.

**FIRST FLOOR****BEDROOM ONE**

12'1" x 9'8" (3.7m x 2.95m)

Window to rear and radiator. With door into;

**EN-SUITE**

Obscured window to front and comprising; shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

**BEDROOM TWO**

16'4" x 7'10" (5m x 2.4m)

Two windows to front and radiator.

**BEDROOM THREE**

9'2" x 7'6" (2.8m x 2.3m)

Window to rear and radiator.

**BATHROOM**

7'10" x 5'6" (2.4m x 1.7m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to front, heated towel rail and extractor fan.

**OUTSIDE**

A lovely, private enclosed rear garden laid to a combination of patio, lawn and chippings that provide an outdoor space enjoying the sunny aspect. The property has direct rear access into the first garage.

**GARAGE ONE**

18'6" x 9'2" (5.65m x 2.8)

Metal up and over door; as well as direct pedestrian access from the rear garden. Power connected.

**GARAGE TWO**

18'6" x 9'2" (5.65m x 2.8)

Metal up and over door. Power connected.

**SERVICES**

Mains water, electric, drainage and gas.

**N.B**

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

**COUNCIL TAX**

C.

**TENURE**

Freehold.

**DIRECTIONS**

From the centre of Truro proceed westerly on the A390 and turn left at traffic lights before Treliiske hospital into the Lowen Bre development. Proceed down the road and at the bottom of the hill turn left and then immediately right. No. 5 can be found after a short distance on the right hand side.

**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**

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.