



TOR VEAN
KENWYN ROAD
TRURO
TR1 3SY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TOR VEAN KENWYN ROAD TRURO TR1 3SY

PERIOD VICTORIAN TOWNHOUSE SOLD WITH NO CHAIN

A truly wonderful period property located in a desirable location within Truro; Tor Vean is a Victorian townhouse that boasts character throughout.

Formerly occupied as a bed and breakfast, the property offers spacious and versatile accommodation throughout including five en-suite bedrooms, parking for numerous vehicles and a detached double garage. The property is just a short walk from the city centre, as well as a wide range of amenities such as schools, train station and Treiske Hospital.

A rare property on the market and being sold with no chain, internal viewing is highly recommended.

EPC - E. Freehold. Council Tax - E.

GUIDE PRICE £675,000

Philip Martin

PHILIP MARTIN

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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.

THE PROPERTY

Tor Veau is a five/six bedroom semi detached period property situated in an elevated position within Truro, just a short walking distance from the city centre and the wide range of amenities on offer including a variety of schools, the train station and Treliiske Hospital. The property offers substantial accommodation throughout, perfect for a large family looking to live within the city, or alternatively applicants looking for income as it has most recently been occupied as a bed and breakfast with most bedrooms benefitting from en-suites, along with ample parking to the rear. Tor Veau oozes character features throughout with iron railings at the front, high ceilings, cornicing, original skirting boards and sash windows. In all, the accommodation comprises, entrance vestibule, entrance hall, sitting room (that has most recently been converted into a ground floor bedroom with shower room), dining room and kitchen/breakfast room to the ground floor with three bedrooms (two en-suites) and a bathroom to the first floor. There are two further en-suite bedrooms and a loft room to the second floor. There is a front garden laid to lawn with a pathway leading to the rear where there is a courtyard garden. There is a detached double garage, a large car port and parking for numerous vehicles. Being sold with no chain, internal viewing is highly recommended.

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 VESTIBULE

ENTRANCE HALL

High ceilings with attractive cornicing and skirting boards. Stairs rising to the first floor with doors into;

SITTING ROOM

4.96m x 3.84m (16'3" x 12'7")

Large sitting room with a sash bay window to front aspect. Radiator. Door into;

SHOWER ROOM

Sash window to front aspect comprising a large walk in shower cubicle, wall mounted hand wash basin and low level w.c. Extractor fan.

DINING ROOM

4.33m x 4.11m (14'2" x 13'5")

Dual aspect room with two obscured windows to side and double doors opening to rear courtyard. Feature fireplace and radiator.



KITCHEN/BREAKFAST ROOM

9.32m x 3.39m (30'6" x 11'1")

A light and airy dual aspect room with window to rear, three windows to side and a velux. With tiled flooring in the kitchen area comprising a range of base and eye level units with worktops over and upstands. Inset sink and drainer with space for large cooker and plumbing for washing, tumble dryer and dishwasher. Wall mounted gas boiler. Radiator.

This leads to a dining space with ample room for table and chairs. Understairs storage cupboards.

FIRST FLOOR

BEDROOM

4.96m x 3.84m (16'3" x 12'7")

Bay window to front elevation with views across the city. Radiator. Door into;

EN-SUITE

Shower room comprises shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front, radiator and extractor fan.

BEDROOM

4.23m x 3.58m (13'10" x 11'8")

A dual aspect room with window to side and rear. Radiator. Door into;

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EN-SUITE

Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Window to side, heated towel rail and extractor fan.

BEDROOM

3.39m x 2.36m (11'1" x 7'8")

Dual aspect room with window to side and rear. Radiator.

BATHROOM

2.87m x 2.31m (9'5" x 7'7")

With two obscured windows to side aspect and comprising bath with shower over, pedestal hand wash basin and low level w.c.

SECOND FLOOR

BEDROOM

4.27m x 3.35m (14'0" x 10'11")

Window to side and velux. Radiator. Vaulted beamed ceiling and door into;

EN-SUITE

2.47m x 1.45m (8'1" x 4'9")

Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Velux window, heated towel rail and extractor fan.

BEDROOM

4.80m x 2.99m (15'8" x 9'9")

Window to front aspect and velux. Radiator and door into;

EN-SUITE

Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

LOFT ROOM

7.04m x 3.21m (23'1" x 10'6")

Window to rear and velux. Range of units with inset sink and drainer. Door into a w.c.

OUTSIDE

To the front of the property there is a meandering pathway that leads to the front door with gated access and mature shrubs and trees either side. It is laid to lawn with a flowerbed providing a privacy screen with a brick paved side access route leading to an enclosed courtyard garden and further to the rear of the property whereby there is parking for multiple vehicles including a car port, and a detached double garage.

CAR PORT

Offering three undercover parking spaces.

GARAGE

8.87m x 5.39m (29'1" x 17'8")

Large double garage with metal up and over door to front and rear pedestrian access. Light and power connected. Cavity wall construction and therefore could be converted into living space subject to planning consent.

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

E.

TENURE

Freehold.

DIRECTIONS

Proceeding out of Truro on the B3284 towards Shortlanesend pass under the railway bridge and the property can be found on the right hand side of the road where a Philip Martin board has been erected for identification purposes.

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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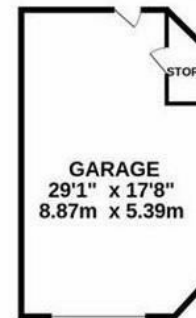
GROUND FLOOR
1757 sq.ft. (163.2 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



2ND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 sq.m.) approx.

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.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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