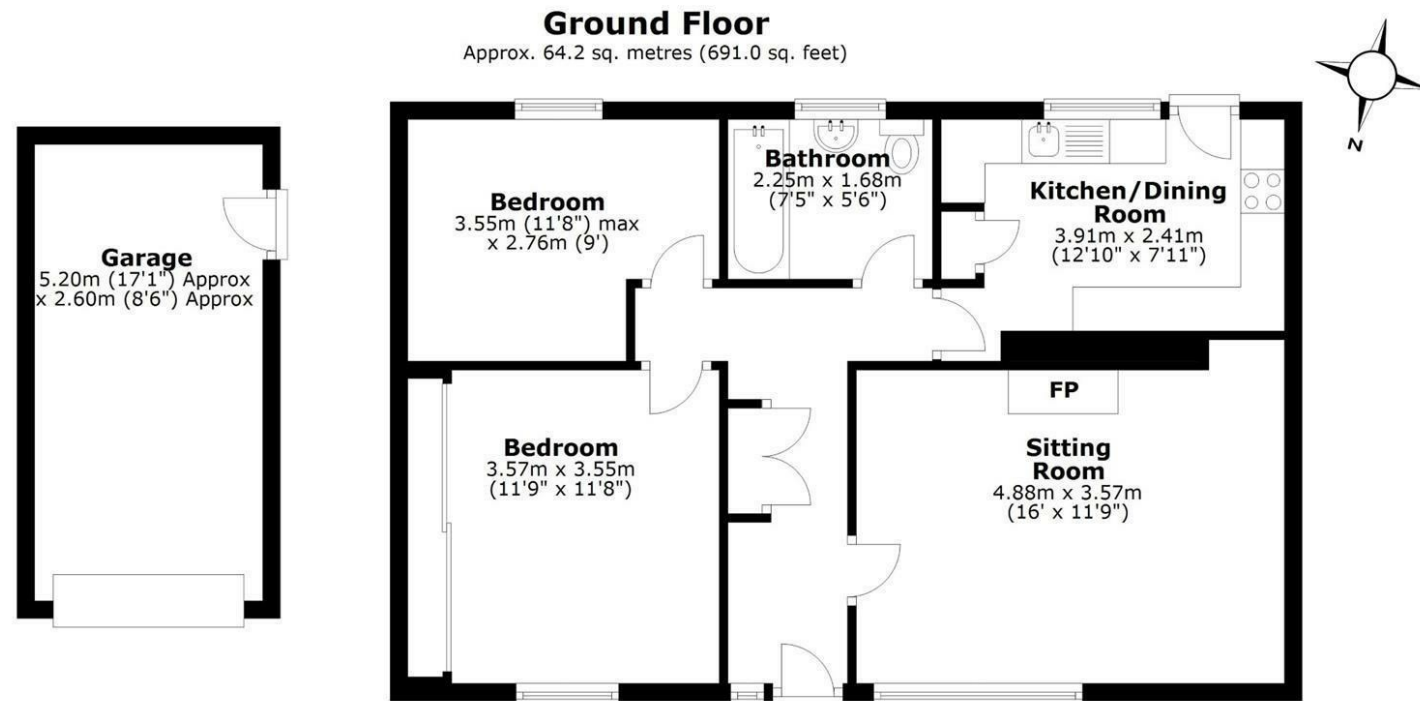


MIDWAY DRIVE, TRURO



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

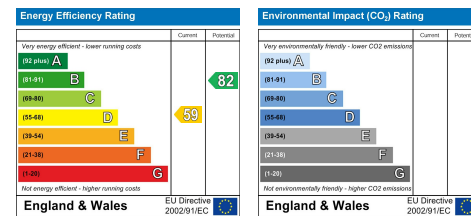
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.  
Plan produced using PlanUp.

**33 Midway Drive, Truro**

**KEY FEATURES**

- Detached
- Two Bedrooms
- Sitting/Dining Room
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Parking & Garage
- Popular Location
- Viewing Essential
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



**33 MIDWAY DRIVE, TRURO, TRURO, TRURO**  
DETACHED BUNGALOW SOLD WITH NO CHAIN

This two bedroom detached bungalow is situated in a popular location on the eastern side of Truro, within walking distance of the city centre and the wide range of amenities on offer. Well presented throughout; the accommodation includes; sitting/dining room, kitchen, two bedrooms and a bathroom. There is driveway parking, a single garage and low maintenance gardens to both front and rear. The property also benefits from gas central heating and double glazing. Sold with vacant possession and with no chain; internal viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £325,000

**CONTACT US**

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



**THE PROPERTY**

33 Midway Drive is a two bedroom detached bungalow situated in a popular and convenient location within Truro. The bungalow has been within the same ownership for over 25 years and is immaculately presented throughout. In all, the accommodation comprises; entrance hall, sitting/dining room, kitchen, bathroom and two bedrooms. There is a driveway providing off road parking, a single garage and gardens to both front and rear. The rear garden is laid to patio and chippings and therefore is incredibly low maintenance as well as being enclosed so perfect for 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):

**ENTRANCE HALL**

Storage cupboard, radiator and doors into;

**SITTING/DINING ROOM**

16'0" x 11'8" (4.88m x 3.57m)

Large window to front aspect with feature gas fireplace. Radiator.

**KITCHEN**

12'9" x 7'10" (3.91m x 2.41m)

Comprising a range of base and eye level units with

worktops over and tiled splashbacks. Space for cooker with extractor fan over and plumbing for washing machine. Inset sink and drainer with window and door into rear garden. Integrated fridge. Cupboard housing the hot water cylinder. Breakfast bar.

**BATHROOM**

7'4" x 5'6" (2.25m x 1.68m)

With tiled walls comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

**BEDROOM ONE**

11'8" x 11'7" (3.57m x 3.55m)

Window to front. Radiator.

**BEDROOM TWO**

11'7" x 9'0" (3.55m x 2.76m)

Currently used as a separate dining room, but traditionally a second double bedroom. Window to rear. Radiator.

**OUTSIDE**

There is a driveway providing off road parking for one vehicle leading to the garage. The front garden is tiered with mature shrubs and plants with gated side access leading to the enclosed rear garden. The back garden has been terraced and majorly laid to gravel and chippings for ease of maintenance.

**SERVICES**

Mains water, electric, drainage and gas.

**N.B**

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

**TENURE**

Freehold.

**COUNCIL TAX**

C.

**DIRECTIONS**

From Truro proceed in an easterly direction along the A390 and at the first set of traffic lights, turn left into Trevithick Road. Proceed for a short distance and take the second right into Upland Crescent. Follow the road up the hill and take the right hand turning into Midway Drive. Following the road for a short distance, No.33 can be found on the right hand side where a Philip Martin for sale board has been erected.

**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.

