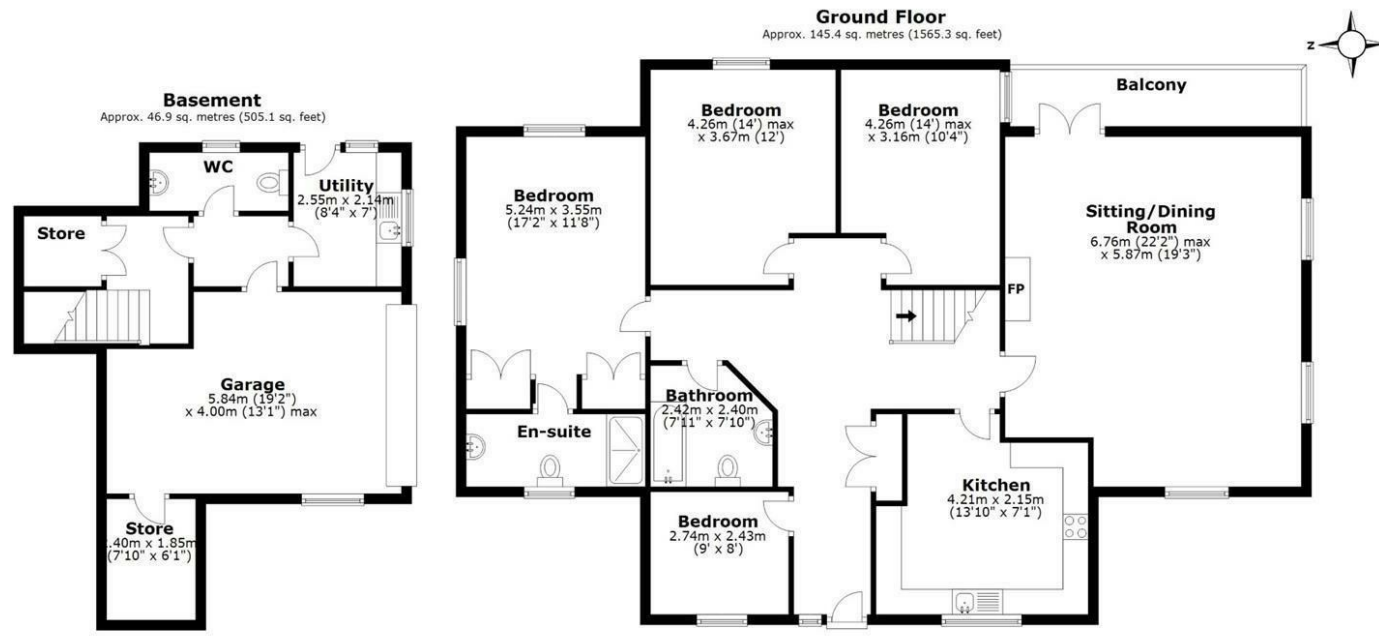


COMPRIGNEY HILL, TRURO



Total area: approx. 192.3 sq. metres (2070.3 sq. feet)

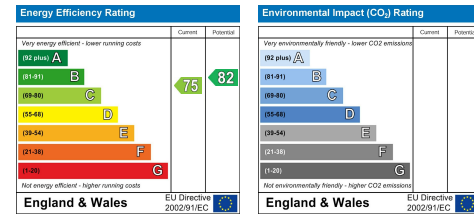
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

Carina, Comprigney Hill, Truro

KEY FEATURES

- DETACHED PROPERTY
- FOUR BEDROOMS (MASTER EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- SITTING/DINING ROOM
- BATHROOM & W.C.
- STUDY & UTILITY ROOM
- DRIVEWAY PARKING & GARAGE
- VIEWS OVER THE CITY
- FANTASTIC 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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CARINA COMPRIGNEY HILL, TRURO, TR1 3EE
SPACIOUS DETACHED PROPERTY SOLD WITH NO CHAIN

This four bedroom property is situated in a pleasant location within Truro; benefitting from views of both the Cathedral and Viaduct; yet enjoying a high level of privacy. Constructed only 8 years ago, the dwelling is beautifully presented, offering light and spacious rooms throughout; in all the accommodation includes; entrance hall, four bedrooms (master en-suite), kitchen/breakfast room, sitting/dining room and a bathroom to the entrance level with an integral garage, w.c. and utility room to the lower ground level. There is huge potential for this to be converted into an annexe; subject to the necessary planning consent. There is ample driveway parking and gardens that wrap around to the side and rear of the property. Being sold with vacant possession and no onward chain, an early viewing is highly recommended.

GUIDE PRICE £749,950

www.philip-martin.co.uk

Roseland 01326 270008

THE PROPERTY

Carina is a detached dwelling in a highly sought after location within Kenwyn, on the outskirts of Truro. Built and designed in 2016, there is over 2000 square ft of internal floor space arranged on a split-level principle to take advantage of a generous plot and a sloping site and wonderful city views. The main living accommodation is arranged at ground floor level and comprises a wide hallway, spacious main reception room with vaulted beam ceilings, fitted kitchen, study/4th bedroom, three bedrooms including master bedroom with ensuite shower room and a bathroom. A balcony opens from the main reception room and here there are expansive views out over the built environs of the city. On the lower ground floor there is a utility room, w.c., integral garage and boiler room; this space could be converted into an annexe subject to the necessary planning consent. The property benefits from underfloor gas central heating and double glazing throughout. Carina enjoys a driveway entrance on the lower side from Comprigney Hill leading to an integral garage and ample parking. The gardens are to the rear of the dwelling, mainly being laid to lawn with mature shrubs and plants. There is also a timber shed and greenhouse. Sold with vacant possession and with no onward 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

Underfloor heating throughout the entrance level of the property.

ENTRANCE HALL

An expansive entrance hall with access to loft and doors into;

STORAGE CUPBOARD

Useful coat and boot storage space and also housing the underfloor heating manifolds.

**STUDY/BEDROOM FOUR**

8'11" x 7'11" (2.74m x 2.43m)
Window to front.

KITCHEN/BREAKFAST ROOM

13'9" x 7'0" (4.21m x 2.15m)
Tiled flooring and comprising a range of base and eye level units with granite worktops over and upstands. Space for double range cooker with extractor fan over. Inset sink and drainer unit with window to front.

SITTING/DINING ROOM

22'2" x 19'3" (6.76m x 5.87m)
A unique, triple aspect room with vaulted beamed ceilings allowing for a tremendous amount of natural light and a real feeling of space. Feature open fireplace with granite hearth and lintel. Windows to front and side, with double doors opening out onto rear balcony;

BALCONY

Enjoying wonderful views of the city, including the Cathedral and Viaduct.

BEDROOM ONE

17'2" x 11'7" (5.24m x 3.55m)
A spacious dual aspect double bedroom with windows to side and rear. Two fitted wardrobes. Door into;

EN-SUITE

Fully tiled shower room including shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front, extractor fan and heated towel rail.

BEDROOM TWO

13'11" x 12'0" (4.26m x 3.67m)
Window to rear.

BEDROOM THREE

13'11" x 10'4" (4.26m x 3.16m)
Window to side.

**BATHROOM**

7'11" x 7'10" (2.42m x 2.40m)
Fully tiled bathroom comprising bath with shower over, pedestal hand wash basin and low level w.c. Extractor fan and heated towel rail.

LOWER GROUND FLOOR**CUPBOARD**

Useful under stairs storage cupboard.

W.C.

Including pedestal hand wash basin and low level w.c. Obscured window to rear.

UTILITY ROOM

8'4" x 7'0" (2.55m x 2.14m)
A useful space comprising a range of base level units with inset stainless steel sink and drainer with windows to side and door to rear garden. Space and plumbing for washing machine and tumble dryer.

DOUBLE GARAGE

19'1" x 13'1" (5.84m x 4.00m)
Metal up and over door and power connected.

BOILER ROOM

Housing mains gas boiler.

ANNEXE POTENTIAL

The lower ground floor level could be utilised as an annexe for dependant relatives or even provide income potential (subject to the necessary planning consent). There is ample space, a utility room that be easily become a kitchen and a w.c. in place already; making the conversion a straightforward transition.

OUTSIDE

Accessed via a tarmac driveway with ample parking leading to a gravelled section in front of the integral garage. There is a gently sloping lawn to the rear of the property with timber fencing as well as a timber shed, and a greenhouse.

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

G.

TENURE

Freehold.

DIRECTIONS

Taking the A3078 out of Truro along Kenwyn Road proceed to the right angle bend in the road towards the top of the hill and take the left turning into Comprigney Hill. The property will be easily located a short distance down the hill on the left hand side and with a "for sale" board displayed.

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.