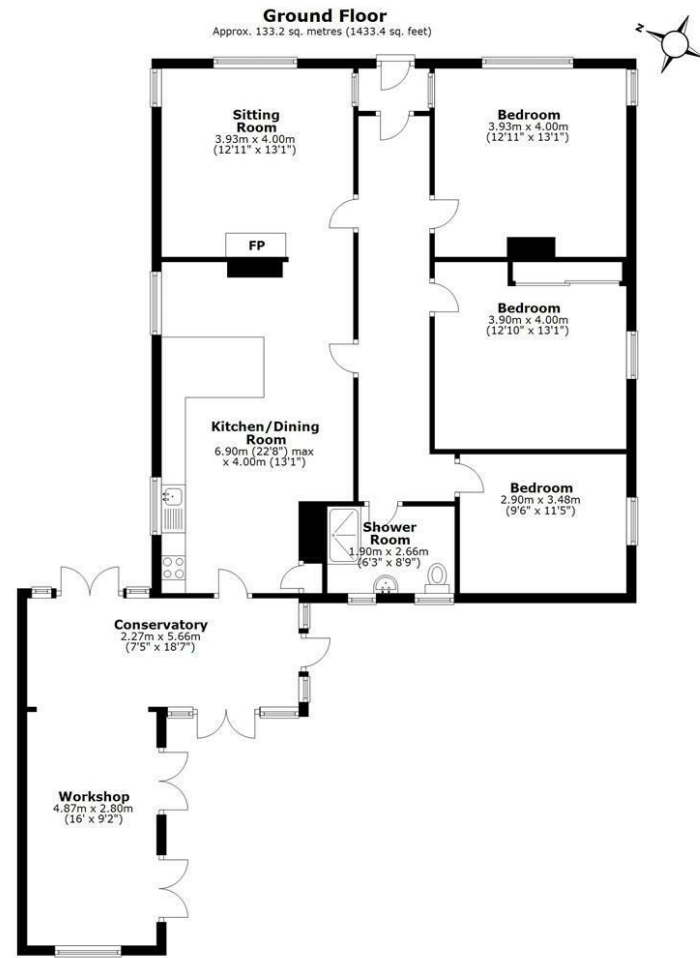


SALISBURY ROAD, TRURO



Total area: approx. 133.2 sq. metres (1433.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 PlanTap.

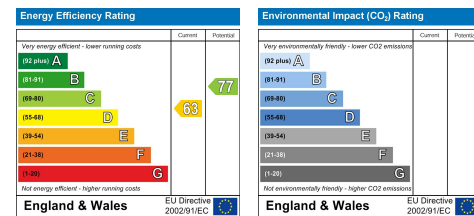
Kernavean, Salisbury Rd, Truro



KEY FEATURES

- Three Bedrooms
- Large Kitchen/Dining Room
- Conservatory
- Front And Rear Gardens
- Double Glazing
- Sitting Room
- Shower Room
- Former Garage With Hot Tub
- Gas Central Heating
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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KERNAVEAN, SALISBURY ROAD, TRURO, TR1 2JT
SURPRISINGLY SPACIOUS DETACHED BUNGALOW

In a very convenient location within a short distance of Truro city centre and with far reaching views.
Large, well proportioned rooms and a feeling of light and space throughout.
Occupying a generous plot with mature front and rear gardens. Driveway parking for three cars.
Three bedrooms, sitting room, large kitchen/dining room, shower room, conservatory and hobby area.
Potential to convert the attic into additional accommodation (subject to consent).
Double Glazing. Mains Gas Central Heating.
Freehold. Council Tax Band D. EPC - D.

GUIDE PRICE £425,000

GENERAL COMMENTS

Kernavean is a spacious detached bungalow that occupies a large mature plot within Salisbury Road. The location is fantastic and whilst very close to the centre of Truro which is within a short walk, it is extremely quiet and there are lovely views of the cathedral from the front. The bungalow was built in the 1930s and still retains many period features including picture rails, former fireplaces, well proportioned rooms and high ceilings. Modern additions include replacement double glazing, gas fired central heating and the kitchen and shower room are in good condition. The current owner purchased Kernavean in 2004 and has made lots of improvements including the addition of the conservatory and front porch in 2005, roof retiled in 2009, bathroom renovated in 2018 and a brand new gas boiler was installed in 2022. A hot tub was also purchased in 2005 and is included in the sale although it has not been used recently.

The accommodation includes three double bedrooms, sitting room, large kitchen/dining room, shower room, conservatory, porch and spacious hallway. There is huge potential to convert the loft into additional accommodation if required as have several neighbours in the road. Attached to the rear of Kernavean is an undercover hobby area, ideal for keen gardeners and perfect as a play area for children and this leads to the former garage that houses the hot tub. At the front is a garden and drive that provides parking for three cars. The larger rear garden is well stocked with many mature shrubs and plants, vegetable garden, shed and garden pond. An internal viewing is essential.

LOCATION

Salisbury Road is essentially a cul-de-sac where it is remarkably quiet being well away from passing traffic but easily within walking distance of the shopping centre. Bosvigo primary school is also close by as is Truro High School for Girls. Truro is renowned for its excellent shopping centre, fine selection of restaurants and bars. The main line railway station is within a fifteen minute walk with links 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. Permit parking is available within Salisbury Road.



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

ENTRANCE PORCH

Double glazed windows and door. Solid glass roof. Door to:

ENTRANCE HALLWAY

A spacious hallway running down the centre of the bungalow. Picture rail. Radiator. Loft access.

SITTING ROOM

13'1" x 12'10" (4.00m x 3.93)

Window overlooking the front garden and enjoying views of the cathedral and two further windows. Feature fireplace incorporating gas fire. Opening to:

KITCHEN/DINING ROOM

22'7" x 13'1" (6.90m x 4.00m)

A very large, well proportioned room with ample space for dining and sitting. Two windows to side. Excellent range of base and eye level kitchen units and breakfast bar. Single sink/drain, Leisure range cooker with gas hobs and electric ovens and stainless steel extractor hood over. Integral fridge, space and plumbing for washing machine and dishwasher, space for fridge/freezer. Cupboard housing mains gas central heating boiler (new in 2022). Radiator. Feature fireplace (boarded off). Doors to entrance hall and:

CONSERVATORY

18'6" x 9'1" (5.66m x 2.77m)

Double glazed windows enjoying views over the garden. Solid glass roof with pleated blinds. French doors to garden and door to side driveway. Tiled floor. Opening into:

WORKSHOP

15'11" x 9'2" (4.87m x 2.80m)

Tiled floor. Light and power. Two sets of French Doors and window overlooking rear garden. Hot tub included in the sale (not been used recently).



BEDROOM ONE

13'1" x 12'10" (4.00m x 3.93m)

Window to front with views of garden and cathedral and two further windows. Built in wardrobe. Telephone point. Radiator.

BEDROOM TWO

12'9" x 13'1" (3.90m x 4.00m)

Window to side. Built in mirror fronted wardrobe. Radiator.

BEDROOM THREE

11'5" x 9'6" (3.48m x 2.90m)

Window to side. Radiator.

SHOWER ROOM

8'8" x 6'2" (2.66m x 1.90m)

A tiled room with white suite comprising low level w.c, vanity sink unit, double shower with sliding door and Mira shower. Two windows to rear. Radiator.

OUTSIDE

At the front is a brick driveway that leads up the side of the bungalow providing parking for three cars. The front garden has been designed and landscaped for ease of maintenance and includes a splendid camellia, box hedging, crazy paved patio and further gravel hardstanding. Steps lead to the front door and there are wide flower beds stocked with mature shrubs and plants with Cornish stone retaining walls. A path leads up the side of the bungalow to the rear.

REAR GARDEN

The rear garden enjoys a sunny aspect and especially the afternoon and evening sun. Along the rear of the bungalow is an undercover area with polycarbonate roof and crazy paved patio providing space for sitting out and perfect for potting up plants etc. French doors lead into the conservatory. The majority of the garden is enclosed and there are many mature shrubs and plants, lawns and wide patio provides lots of sitting out space. A central path leads to a further paved patio where there is a garden shed and garden

pond. At the top of the garden is a vegetable garden. Two sets of French doors open from the patio into the workshop and a further set open into the conservatory.

SERVICES

Mains water, drainage and gas are connected.

N.B

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

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.

DIRECTIONS

At the lower end of Chapel Hill take the turning opposite Bosvigo Primary School into Redannick. Continue around the bend and when the road starts to rise the turning into Salisbury Road will be easily located on the right hand side. Kernavean is the second property on the left where a Philip Martin sale board has been erected. Alternatively Redannick can be accessed from Daniel Road which is the turning at the top of Lemon Street directly opposite the Richard Lander monument.

DATA PROTECTION

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