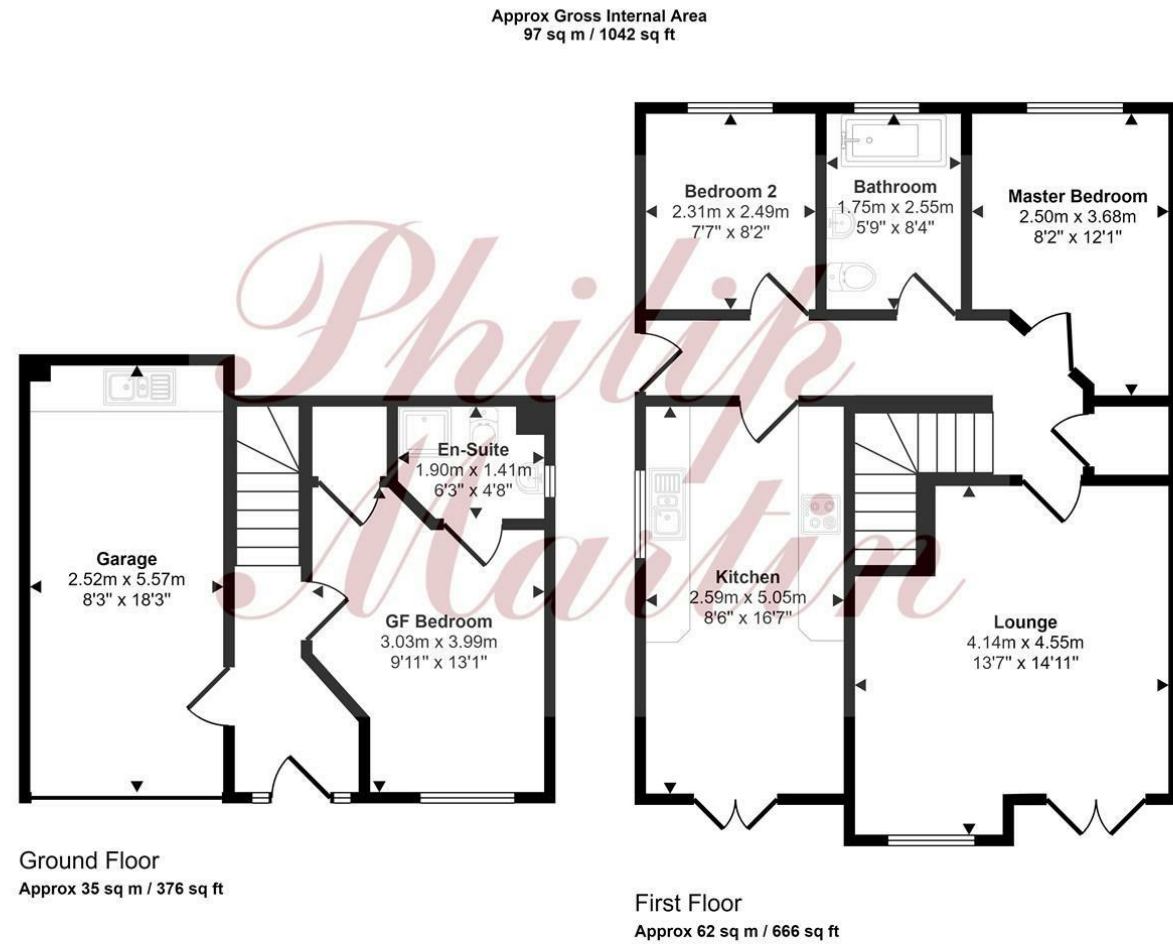


TINNEY DRIVE, TRURO



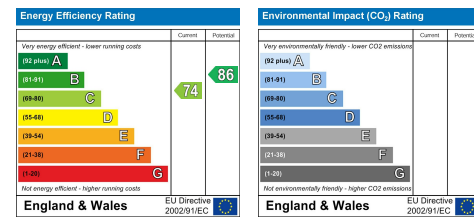
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Detached House
- Close to City Centre
- Parking
- Garage
- No Onward Chain
- Rear Garden

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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77 TINNEY DRIVE, TRURO, TR1 1AT

THREE BEDROOM DETACHED HOUSE SOLD WITH NO CHAIN

Situated within a sought after residential location on the eastern side of the city enjoying far reaching views over Truro. Parking, garage, low maintenance rear garden and sold with no chain and vacant possession. EPC - TBC.

GUIDE PRICE £425,000

www.philip-martin.co.uk

## THE PROPERTY

A substantial detached modern house, occupying a sought after position in one of Truro's peaceful residential areas and being sold with no onward chain. The spacious and unconventional accommodation includes three bedrooms, one ground floor bedroom with an en-suite and two first floor bedrooms, a sitting/dining room, kitchen/breakfast room, bathroom and integral garage with a utility area to the rear. The property benefits from gas central heating and with night storage radiators, double glazed windows, rear gardens and parking to the front. Offered for sale with vacant possession.

## LOCATION

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 HALLWAY

With radiator and doors to garage, bedroom one and stairs rising to first floor.

## GARAGE

8'3" x 18'3" (2.52 x 5.57)  
Single garage with utility area to the rear with space and plumbing for washer machine and power for a second under counter appliance. Stainless steel sink unit. Partially tiled walls.



## GROUND FLOOR BEDROOM

9'11" x 13'1" (3.03 x 3.99)  
Window to the front, built in wardrobe with shelving and hanging space, radiator and door to

## EN-SUITE

6'2" x 4'7" (1.90 x 1.41)  
Small obscure glazed window. White suite comprising tiled shower cubicle with wall mounted shower system. Wash hand basin. Low level WC. Extractor fan. Half tiled walls. Towel rail.

Stairs from hallway to

## FIRST FLOOR LANDING

Landing with airing cupboard housing hot water cylinder and shelved storage space.

## SITTING / DINING ROOM

13'6" x 14'11" (4.14 x 4.55)  
Window to front with views over the City and Juliet style balcony with double doors to front with black railings to the outside. Fireplace with solid oak flooring. Two wall mounted radiators (one night storage heater).

## BEDROOM TWO

8'2" x 12'0" (2.50 x 3.68)  
Window to the rear garden. Radiator.

## BATHROOM

5'8" x 8'4" (1.75 x 2.55)  
Glazed window to rear. Bath with hand held shower. Pedestal wash hand basin. W.C. Half tiled walls. Extractor fan. Radiator.



## BEDROOM THREE

7'6" x 8'2" (2.31 x 2.49)  
Window to rear garden. Radiator.

## KITCHEN

8'5" x 16'6" (2.59 x 5.05)  
A double aspect room with Juliet balcony:- double doors enjoying views towards the City and black railings. Obscured window to side. A range of base and eye level units with worktops over. Inset sink and drainer. Built in electric oven, gas hob and extractor fan over. Integrated fridge and space and plumbing for dishwasher.

## OUTSIDE

The property is approached by a driveway with parking for one car and access to the single garage with up and over door. A path and a flight of steps to the side of the property lead to the rear garden. There is an internal door leading from the first floor landing to the rear garden. The garden is laid to lawn with fencing on either side and mature trees to the rear boundary.

## SERVICES

Mains water, electricity, gas and drainage.

## N.B

The electrical circuit, appliances and 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

Proceed up Tregolls Road and at the second set of traffic lights turn right into Beechwood Parc. Bear right at the first mini-roundabout and then straight across at the second, before climbing to the top of the hill. At this point turn left and follow the road along, the property will be found on your right hand side after a short distance.

## 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.