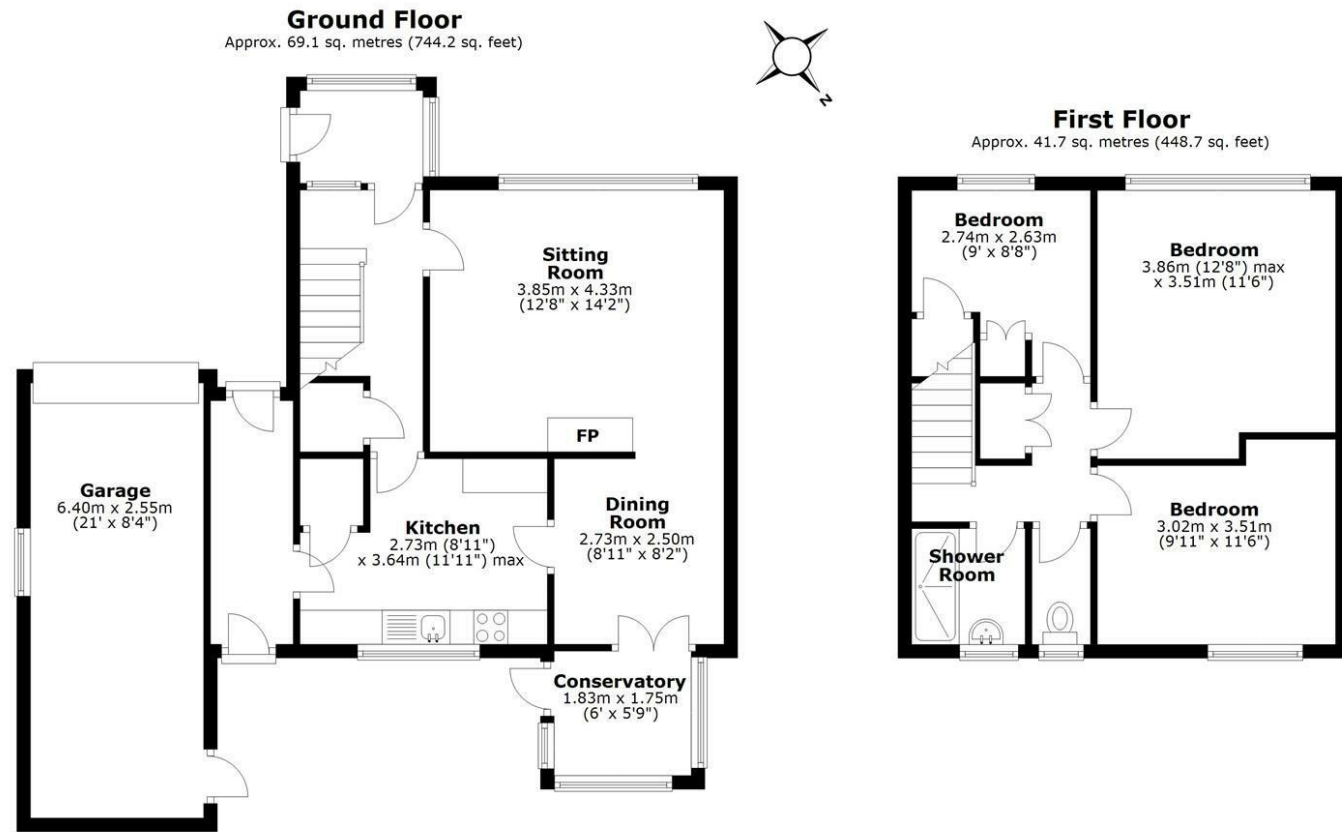


MIDWAY DRIVE, TRURO



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

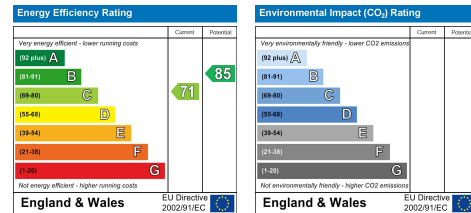
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

15 Midway Drive, Truro

KEY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- LARGE CORNER PLOT
- SHOWER ROOM AND W.C.
- GARAGE AND PARKING
- REAR GARDEN
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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15 MIDWAY DRIVE, TRURO, TRURO
SEMI-DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom semi-detached house is situated in a fantastic and sought after location within Truro; just a short distance to local primary and secondary schools as well as the city centre. The dwelling occupies a substantial corner plot and has tremendous potential to be extended, subject to the necessary planning consent. In all, the accommodation includes; entrance porch, hallway, sitting room, dining room, kitchen and conservatory to the ground floor with three bedrooms, a shower room and w.c. to the first floor. There is a single garage, driveway parking and gardens to front, side and rear, mainly laid to lawn. Sold with no chain, viewing is essential.
EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

15 Midway Drive is a fantastic three bedroom semi-detached house situated in an elevated position allowing the property to benefit from far reaching views. The location is particularly appealing due to its proximity to both Archbishop Benson Primary School and Penair Secondary School; as well as being within walking distance to Truro City centre and the amenities on offer. The property offers great potential throughout with the possibility to extend further to the side of the property, subject to the necessary planning consent; allowing a new owner to have freedom to put their own stamp on their new home. The accommodation comprises; entrance porch, entrance hallway, sitting room, dining room, conservatory and kitchen to the ground floor with three bedrooms, a shower room and a W.C. to the first floor. The property also benefits from mains gas central heating and double glazing. Sold with no chain, viewing is essential.

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 PORCH****ENTRANCE HALLWAY**

Stairs rising to first floor with door into;

**SITTING ROOM**

14'2" x 12'7" (4.33m x 3.85m)
Large window to front aspect with feature fireplace. Radiator and opening into;

DINING ROOM

8'11" x 8'2" (2.73m x 2.50m)
Door into kitchen and into conservatory. Radiator.

KITCHEN

11'11" x 8'11" (3.64m x 2.73m)
Comprising a range of base and eye level units with worktops over and tiled walls. Inset stainless steel sink and drainer with window to rear garden. Understairs pantry cupboard and space for fridge/freezer. Integrated oven with four ring gas hob. Space and plumbing for washing machine. Door to covered side passage leading to rear garden and front driveway.

CONSERVATORY

6'0" x 5'8" (1.83m x 1.75m)
Doors out into rear garden.

FIRST FLOOR**LANDING**

Access to loft space which has lights and is boarded for storage purposes.

BEDROOM ONE

12'7" x 11'6" (3.86m x 3.51m)
Window to front. Radiator.

**BEDROOM TWO**

11'6" x 9'10" (3.51m x 3.02m)
Window to rear. Radiator.

BEDROOM THREE

8'11" x 8'7" (2.74m x 2.63m)
Window to front with fitted cupboards. Radiator.

SHOWER ROOM

Comprising a walk in shower and pedestal hand wash basin. Obscured window to rear, extractor fan and towel rail.

W.C.

Low level w.c. with obscured window to rear.

AIRING CUPBOARD

Housing the mains gas boiler. Shelving for storage.

GARAGE

20'11" x 8'4" (6.40m x 2.55m)

OUTSIDE

Occupying a substantial corner plot, with gardens to the front, side and rear of the dwelling, there is huge potential for expansion to create a larger dwelling subject to planning consent. There is a driveway providing off road parking, and an fantastically well presented rear garden laid to lawn.

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**

C.

TENURE

Freehold.

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 round up the hill and around to the right and take the second right hand turning into Midway Drive. The property can then be found on the left hand side.

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.