



23 TREYEW ROAD

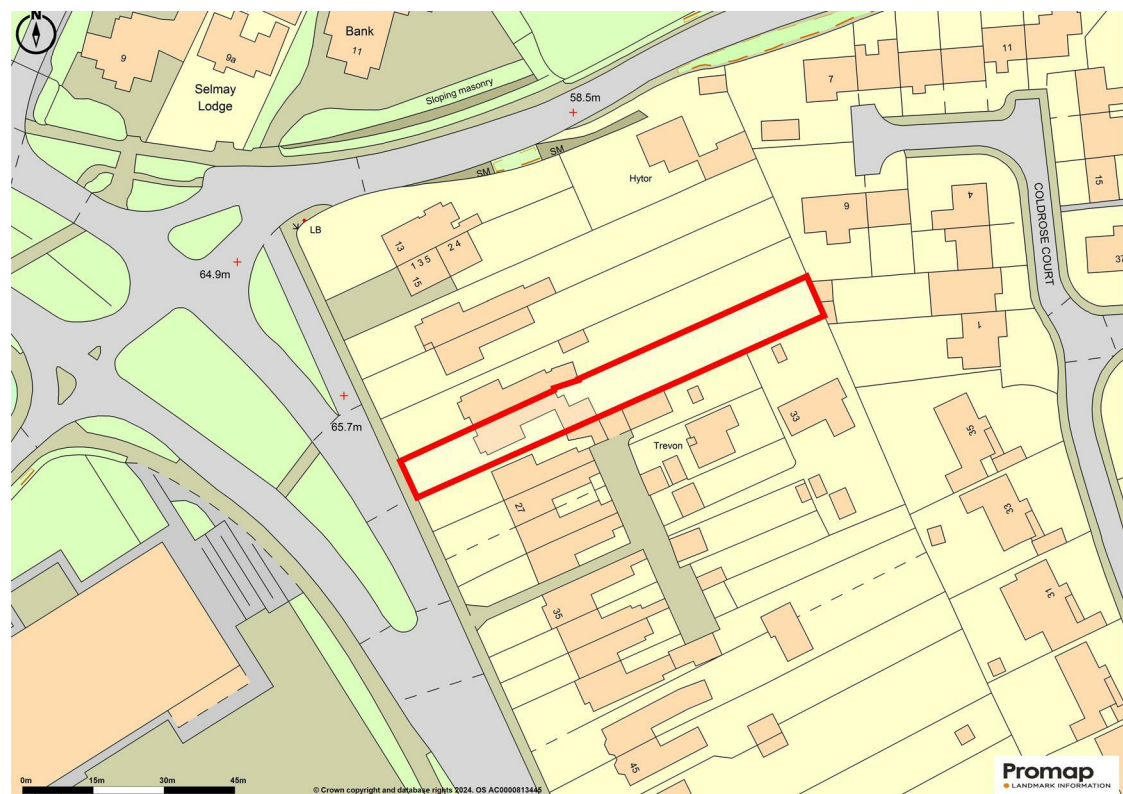
TRURO,  
TR1 2BY

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# 23 TREYEW ROAD

TRURO

TR1 2BY

## SUBSTANTIAL SEMI DETACHED TOWNHOUSE

Situated in a superb location within a fabulous plot with a rear garden measuring approx 170 feet in length. Offered for sale for the first time in over 50 years having been a wonderful and cherished family home but now in need of renovation and refurbishment. 6 bedrooms, 2 reception rooms, parking for several cars and garaging. A special opportunity.

GUIDE PRICE £499,950

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

23 Treyew Road is a large semi detached town house which is situated in a superb location within a fabulous plot with a rear garden measuring approx 170 feet in length.

The property is offered for sale for the first time in over 50 years having been a wonderful and cherished family home. It is however fair to say that the property is now in need of general renovation and refurbishment however it offers tremendous potential.

In all the commodious accommodation is arranged over three floors and incorporates 6 bedrooms, 2 reception rooms, kitchen/dining room, bathroom and two w.c's.

The property boasts driveway parking for several cars as well as a garage.

## 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 VESTIBULE



## HALL

## LOUNGE

4.62 x 4.44 (15'1" x 14'6")

## RECEPTION

4.31 x 3.92 (14'1" x 12'10")

## CLOAKROOM

## BREAKFAST ROOM

3.93 x 2.87 (12'10" x 9'4")

## KITCHEN

3.25 x 3.23 (10'7" x 10'7")

*Philip Martin*





#### REAR HALL

#### FIRST FLOOR

#### BEDROOM 1

4.62 x 3.46 (15'1" x 11'4")

#### BEDROOM 2

4.32 x 3.91 (14'2" x 12'9")

#### BEDROOM 3

4.93 x 3.20 (16'2" x 10'5")

#### BEDROOM 6

3.63 x 2.15 (11'10" x 7'0")

#### BATHROOM

2.52 x 2.24 (8'3" x 7'4")

#### W.C.

#### SECOND FLOOR

#### BEDROOM 4

5 x 4 (16'4" x 13'1")

#### BEDROOM 5

4.96 x 2.70 (16'3" x 8'10")

#### OUTSIDE

#### GARAGE

6.4 x 3.9 (20'11" x 12'9")

#### SERVICES

Mains gas, water, electricity and drainage.

#### COUNCIL TAX

Band E.

#### TENURE

Freehold.

#### N.B

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

#### VIEWING

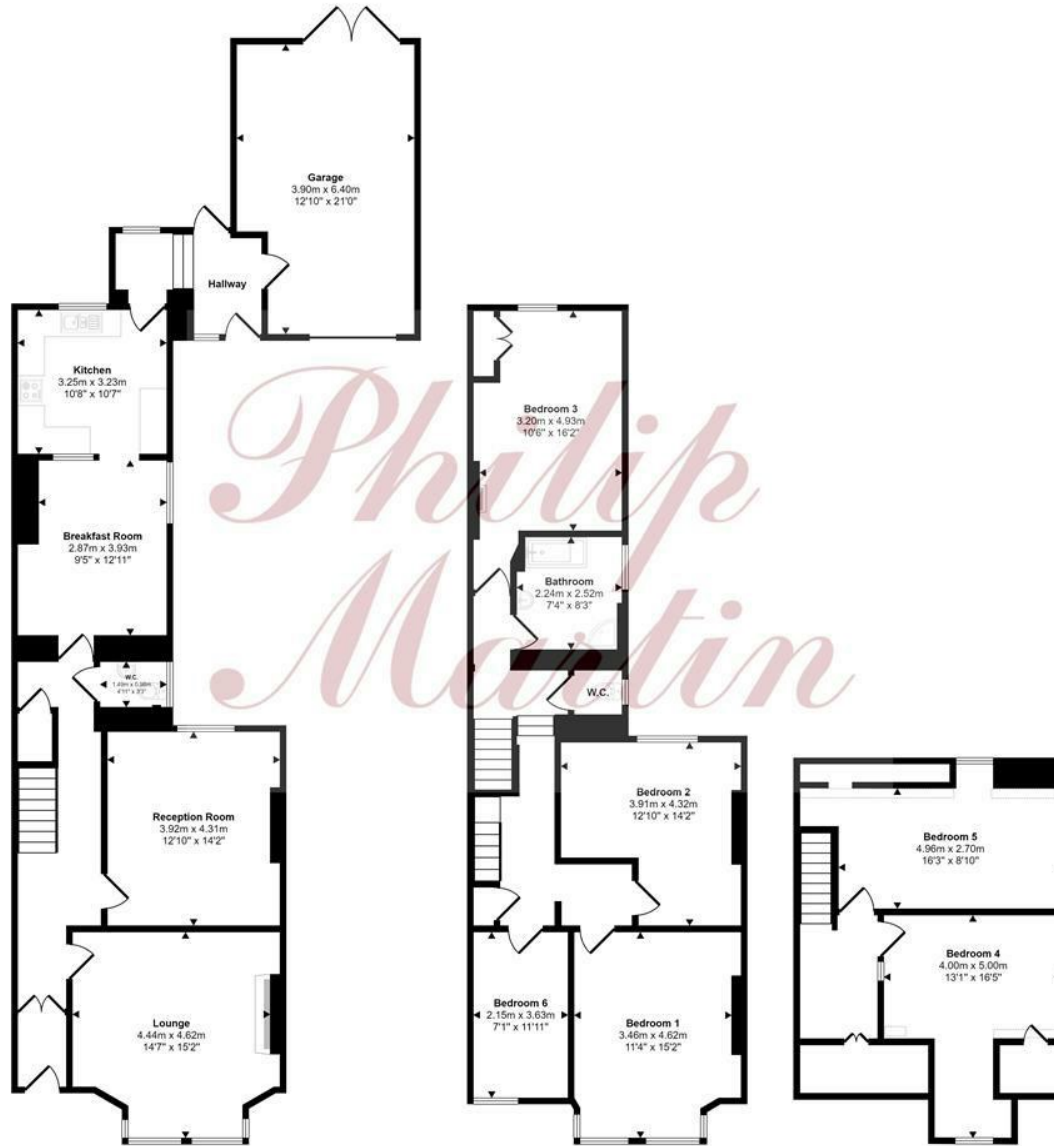
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DATA PROTECTION

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Approx Gross Internal Area  
237 sq m / 2551 sq ft



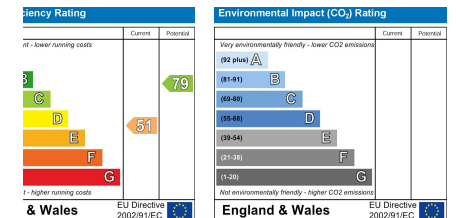
Ground Floor  
Approx 109 sq m / 1176 sq ft

First Floor  
Approx 83 sq m / 894 sq ft

Second Floor  
Approx 45 sq m / 482 sq ft

Denotes head height below 1.5m

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.











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