



6 KNIGHTS MEADOW
CARNON DOWN & TRURO
TR3 6HU

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SEMI DETACHED BUNGALOW IN SOUGHT AFTER LOCATION

Situated in a highly desirable position within the village is this two bedroom semi detached bungalow which is offered for sale with no chain and vacant possession.

The property enjoys a mature plot with a south west facing rear garden.

Driveway parking and a single garage.



GUIDE PRICE £365,000

Philip Martin

PHILIP MARTIN

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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.

GENERAL COMMENTS

6 Knights Meadow is a semi detached bungalow which is situated in a sought after residential location with level access to the centre of the village, close to the shop and bus stop. The property offers two bedroom accommodation with an open plan kitchen/dining room as well as a kitchen, utility, bathroom and conservatory. There is an integral garage and parking as well as mature and established front and rear gardens. The property has double glazed windows and oil fired central heating and is offered for sale with no chain and vacant possession.

CARNON DOWNS

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. On the edge of the village there is a golf course and the village is also well placed for access to the creek and sailing facilities on the Fal Estuary. The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

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

ENTRANCE HALL



LOUNGE

5.03 x 3.51 (16'6" x 11'6")

DINING ROOM

3.24 x 2.54 (10'7" x 8'3")

KITCHEN

2.72 x 2.40 (8'11" x 7'10")

UTILITY

2.73 x 1.35 (8'11" x 4'5")

CONSERVATORY

4.22 x 2.18 (13'10" x 7'1")

MASTER BEDROOM

3.84 x 3.57 (12'7" x 11'8")

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BEDROOM 2

3.98 x 2.62 (13'0" x 8'7")

BATHROOM

2 x 1.72 (6'6" x 5'7")

OUTSIDE

The property is approached via a red brick path which leads to the front door and flanked by two areas of garden with mature hedging and trees. The red brick driveway also provides parking and access to the garage.

The west facing rear garden has access along the side of the garage to the utility. The level lawn again is surrounded by mature and established plants with an area of patio, ideal for sitting out and enjoying a sunny aspect for the majority of the day and evening.

GARAGE

4.76 x 3.36 (15'7" x 11'0")

With an up and over door and a pedestrian door. Oil fired boiler. Space and plumbing for washing machine and tumble dryer.

SERVICES

Mains electric, water and drainage. Oil fired central heating.

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.

COUNCIL TAX

Band C

TENURE

Freehold.

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.

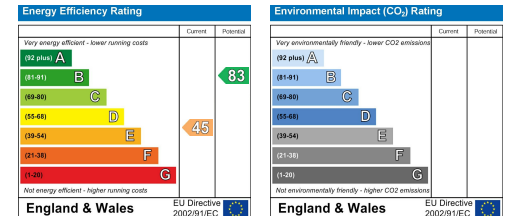


Approx Gross Internal Area
93 sq m / 1001 sq ft



Floorplan

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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