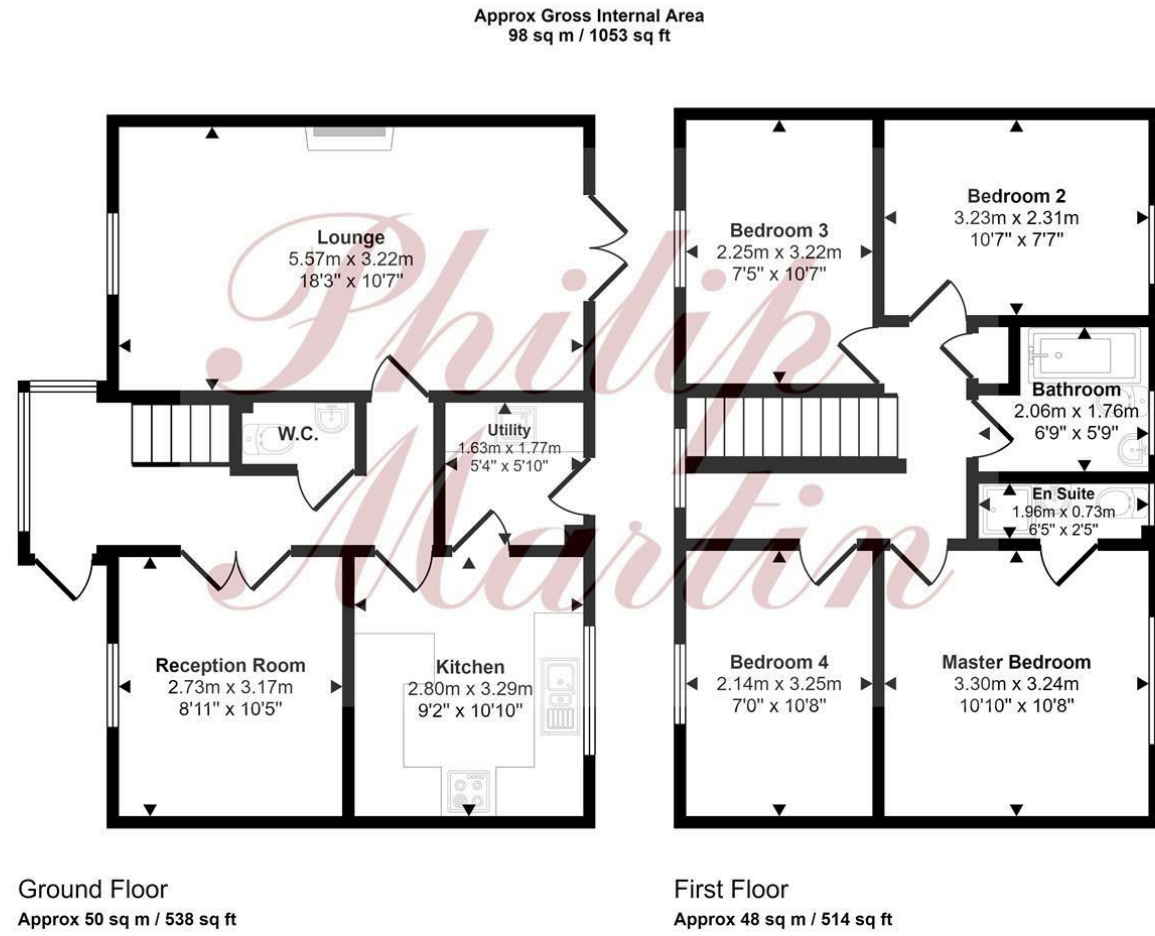


ARUNDELL PLACE, TRURO



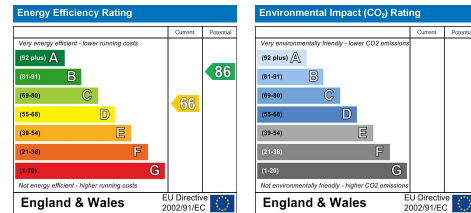
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS (MASTER EN-SUITE)
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM
- BATHROOM & W.C.
- DOUBLE GARAGE & PARKING
- GARDENS
- SOUGHT AFTER LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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15 ARUNDELL PLACE, TRURO, TR1 2BQ

DETACHED FAMILY HOUSE IN POPULAR LOCATION SOLD WITH NO CHAIN

Spacious four bedroom detached house located in a popular and desirable location within Truro. Close to a range of amenities as well as the city centre. Offering light and spacious rooms throughout; the accommodation includes; entrance hall, dining room, kitchen/breakfast room, utility room, w.c., and sitting room to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There are gardens to the front and rear, as well as off road parking for a couple vehicles and a double garage. Sold with no chain.

EPC - D. Freehold. Council Tax - F.

OFFERS IN EXCESS OF £600,000

THE PROPERTY

15 Arundell Place is a four bedroom detached house situated in a sought after residential location within Truro; just a short walk from the city centre and wide range of amenities. The house offers spacious accommodation and includes; entrance hall, dining room, kitchen/breakfast room, utility room, sitting room and w.c. to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There are gardens to the front, side and rear, mainly laid to lawn as well as off road parking for a couple vehicles as well as a double garage. Vacant possession and sold with no chain, viewing is recommended.

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 HALLWAY**

Stairs rising to first floor and doors into;

DINING ROOM

10'4" x 8'11" (3.17m x 2.73m)
Window to front. Radiator.

W.C.

Low level w.c. and hand wash basin.

KITCHEN/BREAKFAST ROOM

10'9" x 9'2" (3.29m x 2.80m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to rear. Breakfast bar. Free standing oven and hob with extractor fan over. Space for fridge/freezer and dishwasher. Door into;

UTILITY ROOM

5'9" m x 5'4" (1.77 m x 1.63m)
Space and plumbing for washing machine. Inset sink and drainer. Wall mounted gas boiler. Door to rear.

SITTING ROOM

18'3" x 10'6" (5.57m x 3.22m)
Window to front and double doors to rear opening onto garden. Feature fireplace. Two radiators.

FIRST FLOOR**BEDROOM ONE**

10'9" x 10'7" (3.30m x 3.24m)
Window to rear with views towards the Cathedral. Radiator. Door into;

EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear. Heated towel rail.

BEDROOM TWO

10'7" x 7'6" (3.23m x 2.31m)
Window to rear. Radiator.

**BEDROOM THREE**

10'6" x 7'4" (3.22m x 2.25m)
Window to front. Radiator.

BEDROOM FOUR

10'7" x 7'0" (3.25m x 2.14m)
Window to front. Radiator.

BATHROOM

6'9" x 5'9" (2.06m x 1.76m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

OUTSIDE

There are gardens to the front and rear, with gated side access to one side of the property and space for a storage shed on the other. The rear garden is laid to a combination of lawn and patio, with a walled boundary to the side and rear with steps down to the driveway parking and double garage.

DOUBLE GARAGE

Split into two single garages with a partition wall. Two up and over doors. Power connected.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

TENURE

Freehold.

COUNCIL TAX

F.

DIRECTIONS

Proceeding out of the city centre via Lemon Street, continue into Falmouth Road and then opposite the Truro High School for Girls turn left into Park View. Follow the road for a short distance before taking the first left hand turning into Arundell Place and no.15 can be found ahead where a Philip Martin sale board has been erected.

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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