



2 SALISBURY ROAD

TRURO  
CORNWALL TR1 2JT

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 2 SALISBURY ROAD

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DETACHED HOUSE IN LARGE PLOT

Situated in a sought after and quiet residential location close to the city centre and two excellent schools.

Occupying a surprisingly large plot with parking for up to 4 vehicles and a garage as well as front and rear gardens.

With spacious accommodation offering huge potential.

Offered for sale with no chain.

GUIDE PRICE £575,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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*Philip Martin*

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(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Trenance is a spacious detached property that occupies a large mature plot within Salisbury Road, a highly desirable residential location close to Truro city centre. The location is fantastic and whilst very close to the centre of Truro which is within a short walk, it is extremely quiet and there are lovely views of the cathedral from the front.

The Dorma style property was built in the 1930s and still retains many features including fireplaces, well proportioned rooms and high ceilings. Modern additions include replacement double glazing, gas fired central heating and the kitchen and bathroom have been upgraded with bi-fold doors opening to the rear garden and patio.

The accommodation includes three double bedrooms to the ground floor whilst another double bedroom is to the first floor and accessed via the master. This room has great views over Truro and the Cathedral and could be part of a master suite as a dressing room, alternatively as an office or children's bedroom. Further more there is a lounge with stove, large open plan kitchen/dining room with another stove, family bathroom and a spacious hallway.

There are enclosed front gardens and a drive that provides parking for several cars and access to the garage. The large rear garden is mainly laid to lawn with a patio and terrace to sit out.

## LOCATION

Salisbury Road is essentially a cul-de-sac where it is remarkably quiet being well away from passing traffic but easily within walking distance of the shopping centre. The location is fantastic and whilst very close to the centre of Truro which is within a short 5-10 minute walk. Bosvigo primary school is also close by as is Truro High School for Girls. Truro is renowned for its excellent shopping centre, fine selection of restaurants and bars. The main line railway station is within a fifteen minute walk with links 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. Permit parking is available within Salisbury Road.

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



## ENTRANCE HALL

With an attractive original art-deco glazed front door and side screens. Exposed timber floorboards.

## LOUNGE

4.86 x 4.02 (15'11" x 13'2")

With a bay window to the front and feature fireplace with stove.

## BEDROOM 1

4.35 x 4.10 (14'3" x 13'5")

With a bay window to the front and stairs to the first floor.

## BEDROOM 2/OFFICE

6.86 x 4.66 (22'6" x 15'3")

A large room with a variety of uses and huge potential. Ideal as a home office or dressing room for a master suite.

## BEDROOM 3

4.08 x 3.77 (13'4" x 12'4")

Window to side and storage cupboards.

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#### BEDROOM 4

3.4 x 3.25 (11'1" x 10'7")

French style patio doors opening to the garden.

#### BATHROOM

2.77 x 2.09 (9'1" x 6'10")

With freestanding roll top bath, corner shower, wash hand basin and w.c. Two windows to the rear.

#### KITCHEN

4.02 x 3.62 (13'2" x 11'10")

An open plan living space with a range of freestanding units.

#### DINING ROOM

4.54 x 3.44 (14'10" x 11'3")

Wood burning stove and bi-folding doors to garden.

#### OUTSIDE

The property is approached via gates which open to the driveway to provide off road parking for several cars and access to the garage. The front gardens are laid to lawn with some mature planting and a pedestrian path to the front door.

There is access to the sides of the property to the rear garden. A lovely patio terrace runs along the rear of the house and catches all of the afternoon and evening sunshine with access from the kitchen via bi-folding doors and one of the bedrooms. The expanse of lawn is enclosed and perfect for children and pets along with a couple of mature apple trees.

#### GARAGE

With light and power connected.

#### SERVICES

Mains electricity, water, drainage and gas are connected.

#### 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

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.

#### COUNCIL TAX

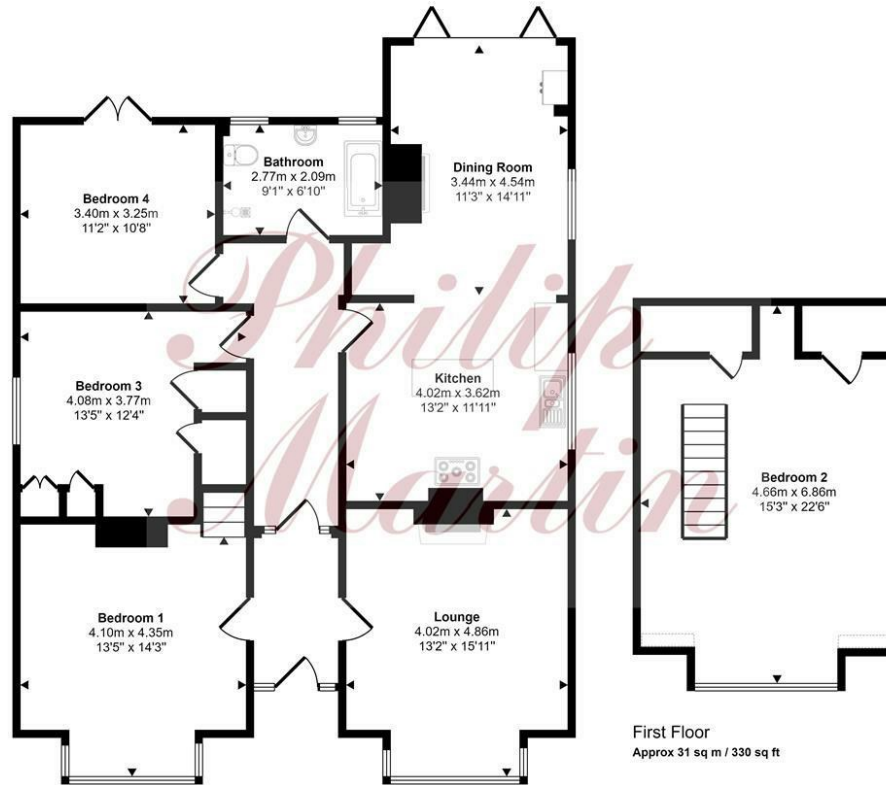
Band E

#### DIRECTIONS

At the lower end of Chapel Hill take the turning opposite Bosvigo Primary School into Redannick. Continue around the bend and when the road starts to rise the turning into Salisbury Road will be easily located on the right hand side. Trenance is the third property on the left where a Philip Martin sale board has been erected. Alternatively Redannick can be accessed from Daniel Road which is the turning at the top of Lemon Street directly opposite the Richard Lander monument.



Approx Gross Internal Area  
147 sq m / 1583 sq ft



First Floor  
Approx 31 sq m / 330 sq ft

Ground Floor  
Approx 116 sq m / 1253 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-64		
D	49-54		
E	41-46		
F	31-39		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		48	70
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91		
B	69-80		
C	55-64		
D	49-54		
E	41-46		
F	31-39		
G	1-20		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		





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