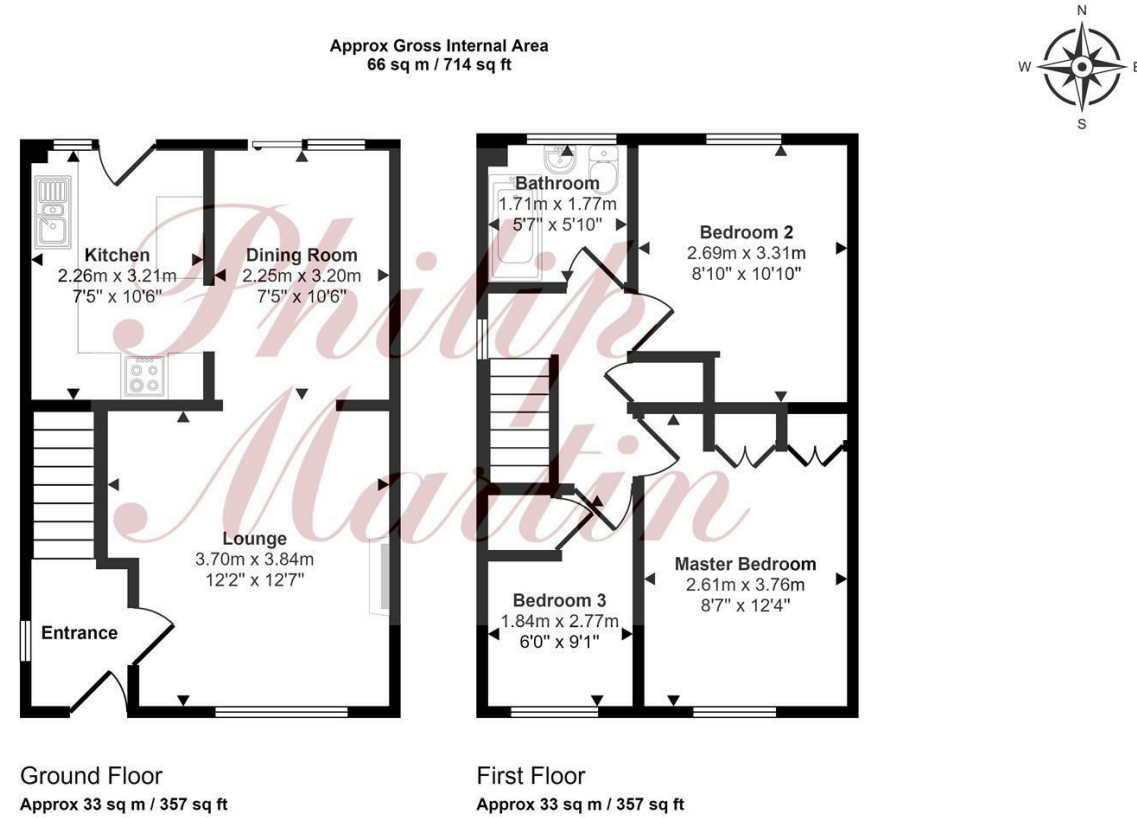


GLENTHORNE ROAD, THREEMILESTONE



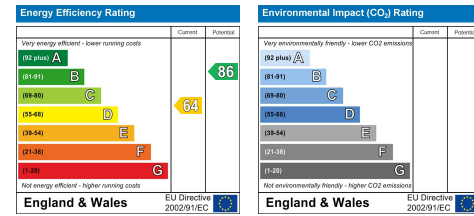
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- SEMI DETACHED
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- CLOSE TO AMENITIES
- POPULAR VILLAGE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



34 GLENTHORNE ROAD, THREEMILESTONE, TRURO, TR3 6TT
THREE BEDROOM SEMI DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom semi detached house is situated in the convenient village of Threemilestone. Within walking distance of the amenities; in all, the accommodation includes, entrance hall, kitchen, sitting/ dining room, three bedrooms and a bathroom. There is driveway parking and an enclosed rear garden. Mains gas central heating and double glazing. Sold with no chain, internal viewing is essential.

EPC - TBC. Council Tax - C. Freehold.

GUIDE PRICE £285,000

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

THE PROPERTY

34 Glenthorne Road is a three bedroom semi-detached property situated in the popular and convenient village of Threemilestone. The property is within walking distance of the amenities in the village, including primary school, public house, doctors surgery and variety of local shops. Offering light and spacious accommodation throughout, the dwelling comprises entrance porch, entrance hall, kitchen and sitting/ dining room to the ground floor with three bedrooms and a bathroom. There is a driveway providing off road parking as well as an enclosed rear garden laid to a combination of patio and lawn. The property has mains gas central heating and double glazing.

THREEMILESTONE

Threemilestone is a thriving community located about three miles to the west of Truro and has an excellent range of shopping facilities including a post office, dentist, primary school, village hall, doctors surgery, chemist, church, public house and general store. There is a regular bus service to Truro city centre and the property is also within close proximity of Treliske Hospital, Truro golf course, Truro leisure centre and Richard Lander secondary school.

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

GROUND FLOOR**ENTRANCE HALLWAY**

Stairs rising to first floor. Radiator. Window to side. Door into;

SITTING ROOM

12'7" x 12'1" (3.84m x 3.70m)
Open plan sitting/dining room with large window to front. Under stairs storage cupboard. Electric fireplace. Radiator. Archway into;

DINING ROOM

10'5" x 7'4" (3.20m x 2.25m)
Ample space for dining table with sliding patio doors to rear garden. Radiator.

KITCHEN

10'6" x 7'4" (3.21m x 2.26m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Wall mounted gas boiler. Inset stainless steel sink and drainer with space for fridge/freezer, plumbing for washing machine and dishwasher. Radiator. Door to rear garden.

FIRST FLOOR**LANDING**

Window to side and providing access to airing cupboard housing hot water cylinder and doors into;

BEDROOM ONE

12'4" x 8'6" (3.76m x 2.61m)
Window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

10'10" x 8'9" (3.31m x 2.69m)
Window to rear. Radiator.

**BEDROOM THREE**

9'1" x 6'0" (2.77m x 1.84m)
Window to front. Cupboard over stairs. Radiator.

BATHROOM

5'9" x 5'7" (1.77m x 1.71m)
Comprising bath with shower over, pedestal hand wash basin, low level w.c. Obscured window to rear and radiator.

OUTSIDE

There are gardens to front mainly laid to lawn with mature shrubs and trees. To the side of the property is a driveway providing off road parking, with a gated side access leading to a completely enclosed rear garden that is laid to patio and a raised 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

Proceeding into Threemilestone from the Truro direction take the slip road after the turning for Richard Lander School and continue into the centre of the village. Continue over the roundabout and take the second left



hand turning into Glenthorne Road. Follow the road until you approach a T junction and No.34 can be found on the right hand side where a Philip Martin for 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

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.

