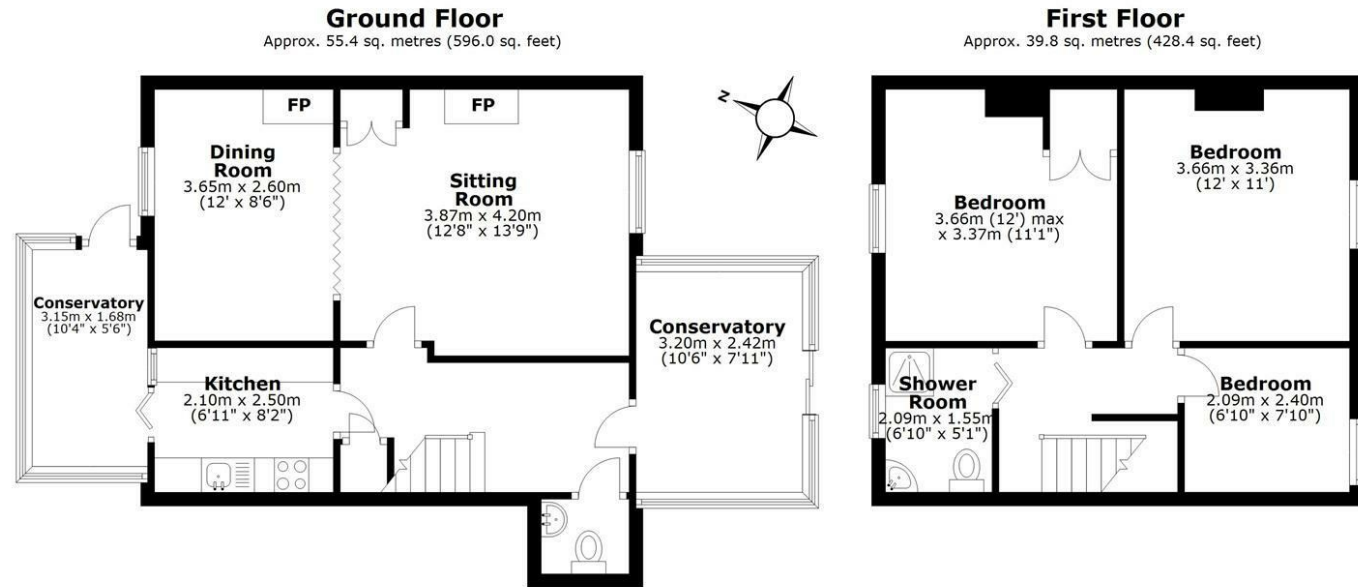


TRESILLIAN, TRURO



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

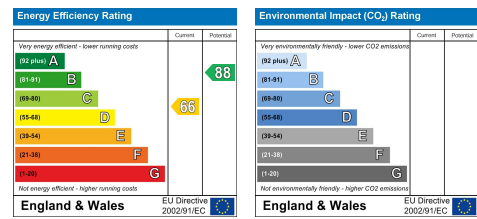
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such. Plan produced using PlanUp.

4 River View, Tresillian

KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- BATHROOM & CLOAKROOM
- SUNSTANTIAL PLOT
- DRIVEWAY PARKING
- LARGE REAR GARDEN
- RIVER VIEWS
- NO CHAIN

ENERGY PERFORMANCE RATING



CONTACT US

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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



4 RIVER VIEW, TRESILLIAN, TRURO, TR2 4BW
THREE BEDROOM PROPERTY SOLD WITH NO CHAIN

This three bedroom end of terrace property is situated in the popular village of Tresillian. The property occupies a generous plot with a private driveway to the front and a large garden to the rear, as well as benefiting from lovely views to the front of the river and woodland beyond. Now in need of modernisation, the accommodation includes; front conservatory, entrance hallway, cloakroom, sitting/dining room, kitchen, rear conservatory, three bedrooms and a wet room. There is a driveway providing off road parking, as well as a large terraced rear garden. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £250,000

www.philip-martin.co.uk

THE PROPERTY

4 River View is a three bedroom end terrace house situated in the convenient village of Tresillian. Occupying a generous plot with a pleasant outlook to the front, the property has been within the same ownership for many years. Although now in need of modernisation, the dwelling offers well proportioned rooms throughout and the accommodation includes; conservatory, entrance hall, sitting/dining room, kitchen and cloakroom to the ground floor with three bedrooms and a wet room to the first floor. There is a private driveway providing off road parking for numerous vehicles, with a sizeable rear garden laid to both lawn and patio with many mature apple trees. The property also benefits from mains gas central heating and double glazing.

TRESILLIAN

Tresillian is a sizeable village community about three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walk-ways in the area including along the edge of the river with its abundance of wildlife and shore bird towards St Clements and Malpas. There is a pub, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty minute drive. Waitrose is within a five minute drive.

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

GROUND FLOOR



CONSERVATORY

10'5" x 7'11" (3.20m x 2.42m)
Approached from the driveway, this conservatory is south facing and enjoys lovely views to the front. This versatile space acts as an entrance porch as well as an additional reception room.

ENTRANCE HALLWAY

Stairs rising to the first floor and doors into;

CLOAKROOM

A recent addition to the property comprising wall mounted hand wash basin and low level w.c.

SITTING ROOM

13'9" x 12'8" (4.20m x 3.87m)
A dual aspect, open plan sitting/dining room with window to front and rear. Two fireplaces and two radiators. Ability to pull a shutter across in order to segregate the two rooms if desired.

DINING ROOM

11'11" x 8'6" (3.65m x 2.60m)

KITCHEN

8'2" x 6'10" (2.50m x 2.10m)
Comprising a range of base and eye level units with worktops over. Space for free standing cooker. Inset sink and drainer and space for undercounter fridge and free standing cooker with extractor fan over. Door into;

REAR PORCH

10'4" x 5'6" (3.15m x 1.68m)
Space for further appliances and door to rear garden.



FIRST FLOOR

LANDING

Providing access to the loft and doors into;

WET ROOM

6'10" x 5'1" (2.09m x 1.55m)
Comprising shower, wall mounted hand wash basin and low level w.c. Obscured window to rear.

BEDROOM ONE

12'0" x 11'0" (3.66m x 3.36m)
Window to front. Radiator.

BEDROOM TWO

12'0" x 11'0" (3.66m x 3.37m)
Window to rear. Cupboard. Radiator.

BEDROOM THREE

7'10" x 6'10" (2.40m x 2.09m)
Window to front. Radiator.

OUTSIDE

To the front of the property there is a private driveway providing off road parking. There is side access leading to a generous rear garden that has been terraced and is laid to a combination of lawn and patio. There are a number of apple trees and plenty of scope for storage sheds or home offices/summer houses.

Please note - there is a pedestrian right of access for the neighbour to access their garden.

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

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction passing Waitrose on the left hand side. On entering the village the property can be found on the left hand side of the road, identified by a Philip Martin For Sale sign.

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.