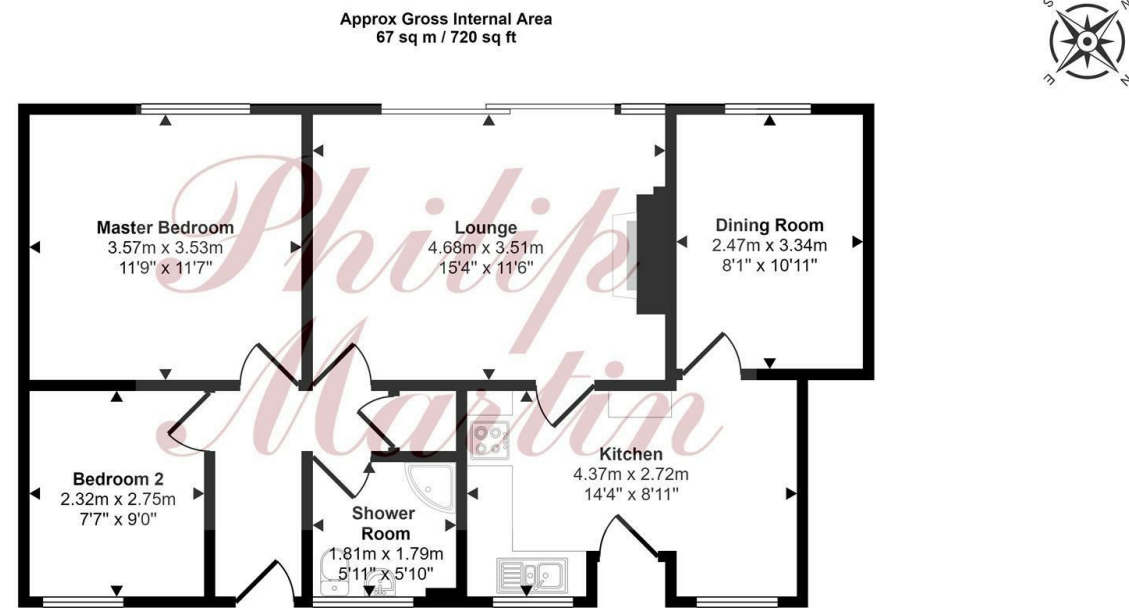


UPLAND CRESCENT, TRURO



Floorplan

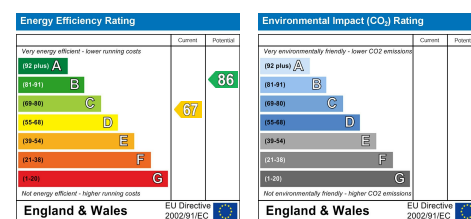
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- END TERRACE BUNGALOW
- TWO/THREE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- SHOWER ROOM
- GARAGE
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- CITY 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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62 UPLAND CRESCENT, TRURO, TR1 1NE
END TERRACE BUNGALOW SOLD WITH NO CHAIN

This two/ three bedroom end of terrace bungalow is situated in a very convenient location close to the bus stop. Well presented with light and spacious rooms; in all the accommodation includes; kitchen/dining room, three bedrooms, sitting room and a shower room. There is a very private, enclosed rear garden enjoying a sunny aspect, as well as a single garage. The property also benefits from gas central heating and double glazing. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £275,000

THE PROPERTY

62 Upland Crescent is a three bedroom end of terrace bungalow situated in a sought after location within walking distance of the city centre in Truro. The property is well presented and has been modernised, with the implementation of new kitchen and shower room suites. In all, the accommodation comprises kitchen/dining room, three bedrooms, sitting room and a shower room. Externally, the property has gardens to both front and rear, predominantly laid to lawn as well as a single garage located in a garage block to the front. The back garden is beautifully maintained and is very private and benefits from a mature hedged boundary with pedestrian gated access.

From the back garden there is a wooden gate leading onto Trevithick Road and the bus stop. On road parking is free however; subject to obtaining the necessary planning consents, it would be possible to form off-road parking to be implemented within the garden which has been carried out by a number of properties in this area. The bungalow also benefits from mains gas central heating and double glazing throughout.

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):

ENTRANCE PORCH



KITCHEN/BREAKFAST ROOM

14'4" x 8'11" (4.37m x 2.72m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with two windows to front aspect. Space for cooker with extractor fan over, fridge/freezer and plumbing for a washing machine. Ample space for dining table.

DINING ROOM

10'11" x 8'1" (3.34m x 2.47m)
Currently occupied as a dining room but could also be utilised as a further bedroom or study. Window to rear. Radiator.

SITTING ROOM

15'3" x 11'6" (4.65m x 3.51m)
Spacious sitting room with large sliding doors overlooking and opening out onto rear garden. Feature gas fireplace. Radiator.

HALLWAY

Door to front. Loft access. Doors into;

SHOWER ROOM

5'11" x 5'10" (1.81m x 1.79m)
Comprising corner shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to front, towel rail and extractor fan.

BEDROOM ONE

11'8" x 11'6" (3.57m x 3.53m)
Window to rear. Radiator.



BEDROOM TWO

9'0" x 7'7" (2.75m x 2.32m)
Window to front. Radiator.

OUTSIDE

There are steps down to the front door of the property with mature shrubs within the flowerbeds which create a privacy screen. Side access leads to the rear garden which is generously sized and is laid to a combination of patio and lawn. There are many mature shrubs, plants and hedges which provide plenty of privacy and enjoy the sunny aspect. There is also a timber shed and a rear pedestrian gate leading to Trevithick Road whereby there is on road parking. There is potential to create off road parking, subject to the necessary planning consent within the rear garden.

GARAGE

Situated opposite the property within a block of garages with metal up and over door.

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

Proceed out of Truro towards Waitrose along Tregolls Road on the A39. At the traffic lights turn left into Trevithick Road and follow this road around to the right and after a short distance the bungalow will be found on the right 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

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.