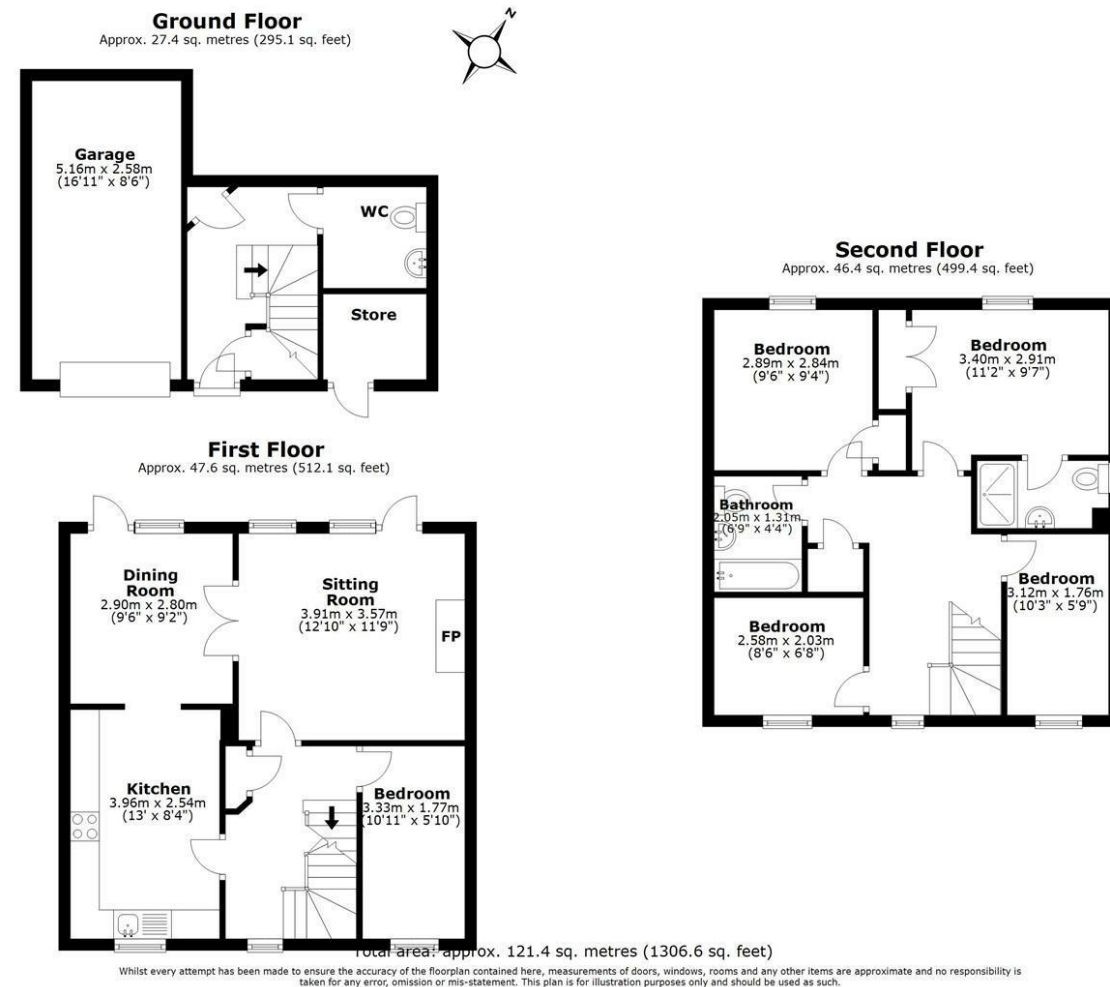


CHYVELAH VALE, TRURO

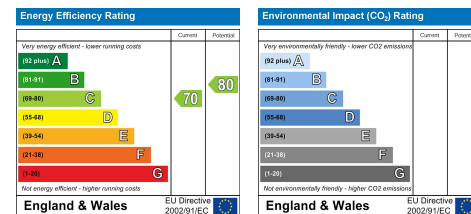


55 Chyvelah Vale, Truro

KEY FEATURES

- END TERRACE PROPERTY
- FIVE BEDROOMS (MASTER EN-SUITE)
- KITCHEN
- SITTING & DINING ROOM
- GARAGE & PARKING
- OCCUPYING LARGE PLOT
- SUBSTANTIAL REAR GARDEN
- BATHROOM
- UTILITY & CLOAKROOM
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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55 CHYVELAH VALE, GLOWETH, TRURO, TR1 3YJ

END TERRACE PROPERTY SOLD WITH NO CHAIN

This five bedroom end of terrace property is situated in a fantastic location on the outskirts of Truro, and within short walking distance of Treliiske Hospital. Occupying the largest plot within the residential development, this is the perfect family home with spacious accommodation throughout and a substantial garden, or the ideal investment with a long letting history this is a versatile property. In all, the accommodation comprises; entrance hall, utility and cloakroom to the ground floor with kitchen, dining room, sitting room and bedroom to the first floor with four bedrooms (master en-suite) and a bathroom to the second floor. There is two off road parking spaces, a garage and a large rear garden. Sold with no chain, viewing is highly recommended. EPC - C. Freehold. Council Tax - D.

GUIDE PRICE £360,000

THE PROPERTY

55 Chyvelah Vale is a five bedroom end of terrace property situated on the outskirts of the city of Truro. The location is particularly appealing due to its proximity to both Richard Lander secondary school and Truro College, as well as Treliske Hospital. Furthermore, the property occupies a significant corner plot and therefore enjoys arguably one of the biggest gardens within the development. The property has been recently upgraded with a newly installed bathroom, as well as being re-carpeted and painted throughout. The accommodation is spread across three levels and in all comprises, entrance hall and cloakroom/ utility to the ground floor, there is an open plan kitchen/ dining/ sitting room and bedroom to the first floor with four bedrooms (master en-suite) and a bathroom to the second floor. Externally there is driveway parking, an integrated single garage and a large enclosed rear garden. The property also benefits from mains gas central heating and double glazing. Sold with no chain, viewing is highly recommended.

PLEASE NOTE

The property is currently tenanted and will not be vacant possession until June 2025.

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

GARAGE

16'11" x 8'5" (5.16m x 2.58m)
Metal up and over door with power connected.

STORE ROOM

External storage room providing the ideal space for recycling and bins.

ENTRANCE HALL

Stairs rising to the first floor with doors into;

CUPBOARD

Useful under stairs storage cupboard.

UTILITY / CLOAKROOM

Comprising pedestal hand wash basin and low level w.c. Space and plumbing for washing machine.

FIRST FLOOR

LANDING

Window to front aspect and doors into;

KITCHEN

12'11" x 8'3" (3.96m x 2.54m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer. Space for fridge/freezer and free standing cooker with extractor fan over. Wall mounted gas boiler. Door into;

DINING ROOM

9'6" x 9'2" (2.90m x 2.80m)
Window and door to rear garden. Radiator. Double doors opening into;

SITTING ROOM

12'9" x 11'8" (3.91m x 3.57m)
Dual aspect room with window to side and rear, as well as double doors opening out into rear garden. Feature fireplace and radiator.

BEDROOM FIVE

10'11" x 5'9" (3.33m x 1.77m)
Window to front. Radiator.



CUPBOARD

Useful storage cupboard.

SECOND FLOOR

BEDROOM ONE

11'1" x 9'6" (3.40m x 2.91m)
Window to rear. Radiator. Door into;

EN-SUITE

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

BEDROOM TWO

9'5" x 9'3" (2.89m x 2.84m)
Window to rear. Radiator.

BEDROOM THREE

8'5" x 6'7" (2.58m x 2.03m)
Window to front. Radiator.

BEDROOM FOUR

10'2" x 5'9" (3.12m x 1.76m)
Window to front. Radiator.

BATHROOM

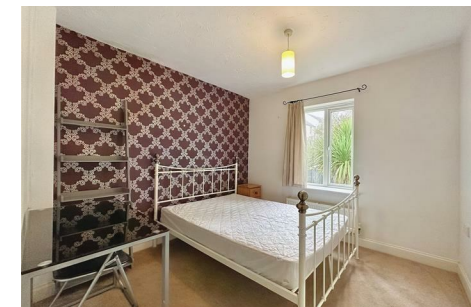
6'8" x 4'3" (2.05m x 1.31m)
Comprising a bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

AIRING CUPBOARD

Housing the hot water cylinder.

OUTSIDE

To the front of the property there is off road parking for two vehicles leading up to the garage and front door. There are steps to the side of the dwelling leading to a side access pedestrian gate into the rear garden that is completely enclosed and therefore perfect for children and pet. The rear garden is substantial in size and very private whilst being laid to a combination of patio and a large lawn with mature trees and shrubs.



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

D.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro heading towards Threemilestone. At the roundabout opposite Truro College take the first left hand junction and proceed past the college. At the roundabout at the bottom of the hill take the 2nd exit and proceed down the hill. At the next roundabout continue straight over (2nd exit) and follow the road down the hill. Follow the road and then take the left hand turning towards the bottom of the hill; after a short distance, No.55 can be found on the left 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.

