



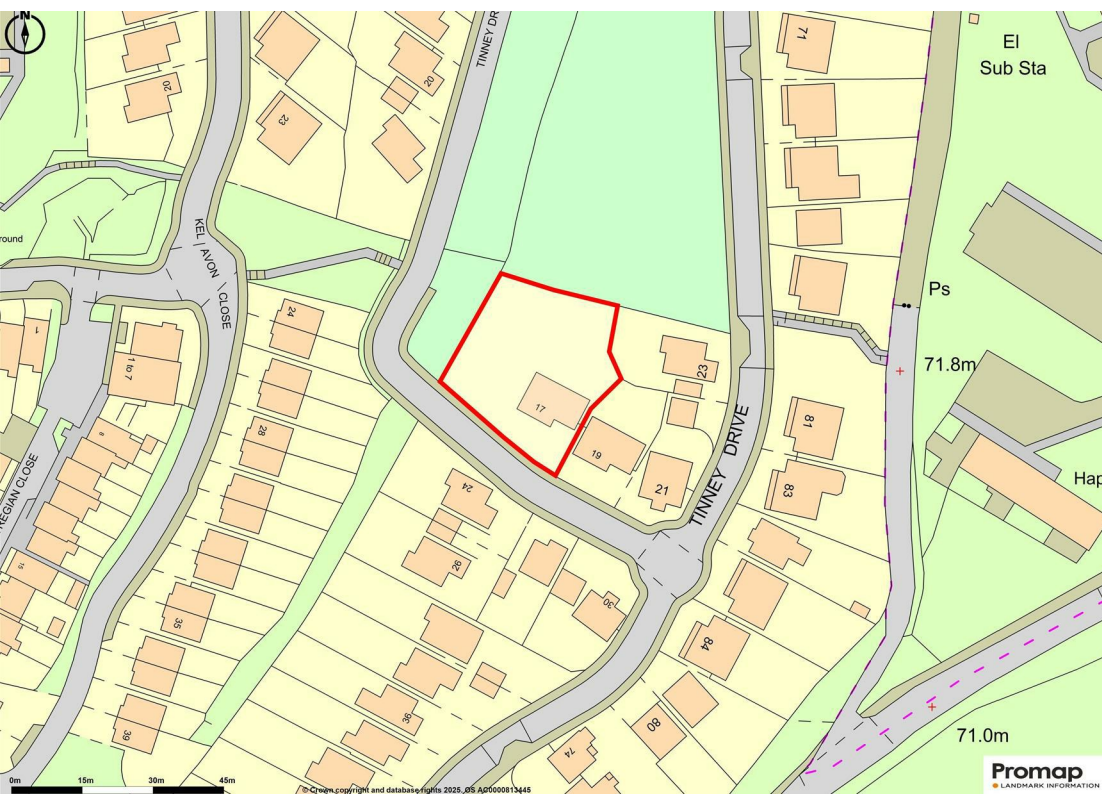
17 TINNEY DRIVE

TRURO

TR1 1AT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



17 TINNEY DRIVE

TRURO
TR1 1AT

BEAUTIFULLY PRESENTED DETACHED HOME IN 1/4
OF AN ACRE PLOT

Situated in a fabulous location within easy reach of
excellent schools as well as the city centre and Waitrose.

Occupying a surprisingly large plot, perfect for children
and pets as well as huge potential for extra parking,
extending or possibly even future development.

Presented to a very high standard throughout with
versatile accommodation to suit a wide range of the
market.

GUIDE PRICE £545,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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GENERAL COMMENTS

17 Tinney Drive is a beautifully presented and well maintained detached house which occupies a surprisingly large plot measuring approximately a quarter of an acre, an absolute rarity for this type of property in Truro. Such a generous site provides potential for further off road parking with space for a motor home, caravan, or boat. The garden is a blank canvass with a large lawn and hosting a couple of mature trees with views over the city to the Cathedral. It is perfectly safe for children and pets. There is huge potential to further extend the house or possibly create a new dwelling all of which would be subject to the necessary planning consents.

The property enjoys light and spacious accommodation over two floors providing a versatile arrangement for a range of potential buyers. The split level layout provides three first floor bedrooms, the master with an en-suite as well as a family bathroom and the living area which incorporates a recently refitted kitchen, open plan to the dining room with patio doors to the rear garden as well as a lounge with bay window to the front.

The lower ground floor comprises a cloakroom, bedroom 4 or study with doors opening to the rear garden as well as access to the double garage and utility room. The property has double glazing and gas central heating with recently replaced carpets and recently redecorated throughout.

This is a superb opportunity to purchase a great home with a large garden all of which lies in a highly sought after location within Truro. One not to be missed.

LOCATION

Tinney Drive is located on the eastern side of the city in a modern yet established residential development, sought after due to its proximity to Penair Secondary and Truro School which are both within a very short distance from the property. Waitrose supermarket is also closeby as is the Saturday Farmer's Market at Tresemple.

Truro is renowned for its excellent shopping centre, fine selection of restaurants and pubs. Truro also has a 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 HALL

Stairs to first floor and lower ground floor. Space for cloaks and shoes.

FIRST FLOOR

Landing with airing cupboard and doors to;

LOUNGE

4.66 x 4.18 (15'3" x 13'8")

Bay window to front and feature fireplace. Double doors;



DINING ROOM

2.66 x 2.73 (8'8" x 8'11")

Sliding patio doors to spacious deck and rear garden. Open to the...

KITCHEN

3.95 x 2.77 (12'11" x 9'1")

Recently refitted with a range of base and eye level units with worktop over, sink and drainer inset. Gas hob and electric oven with extractor fan over. Space for fridge and dishwasher. Door to rear.

INNER HALL

Access to loft.

MASTER BEDROOM

3.85 x 3.48 (12'7" x 11'5")

With built in mirrored wardrobes.

EN-SUITE

1.68 x 1.48 (5'6" x 4'10")

Corner shower, w.c. and wash hand basin. Part tiled walls and extractor fan.

BEDROOM 2

4.26 x 2.45 (13'11" x 8'0")

Window to front.

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BEDROOM 3

3.26 x 2.73 (10'8" x 8'11")

Built in mirrored wardrobes and window to front.

BATHROOM

1.98 x 1.64 (6'5" x 5'4")

Bath, wash hand basin, w.c. extractor fan and part tiled walls.

LOWER GROUND FLOOR

Under stairs cupboard.

CLOAKROOM

W.C. and wash hand basin. Part tiled walls.

BEDROOM 4/STUDY

3.47 x 2.48 (11'4" x 8'1")

Sliding patio doors onto patio and rear garden.

OUTSIDE

The property is approached via parking for two cars and access to the garages. There is further gravelled parking to one side and an area of lawn offering potential for further parking. A timber fence with pedestrian gate opens to the rear garden.

DOUBLE GARAGE

GARAGE

2.52 x 5.66 (8'3" x 18'6")

GARAGE

4.67 x 2.52 (15'3" x 8'3")

UTILITY

2.44 x 1.51 (8'0" x 4'11")

Window to side, wall mounted gas boiler, base level units with worktop over, sink and drainer inset. Space and plumbing for washing machine and tumble dryer.

REAR GARDEN

The garden is secured with timber fencing on all sides and is mainly laid to lawn. There is an area of patio as well as a flight of steps which lead to the kitchen door and a decked terrace which opens to the dining room.

SERVICES

Mains gas, water, drainage and electricity.

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

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TENURE

Freehold.

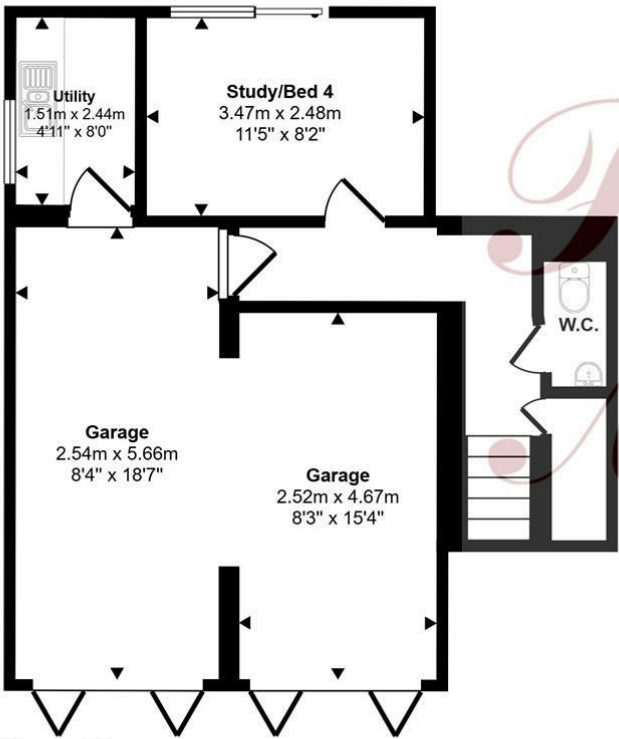
COUNCIL TAX

Band E.

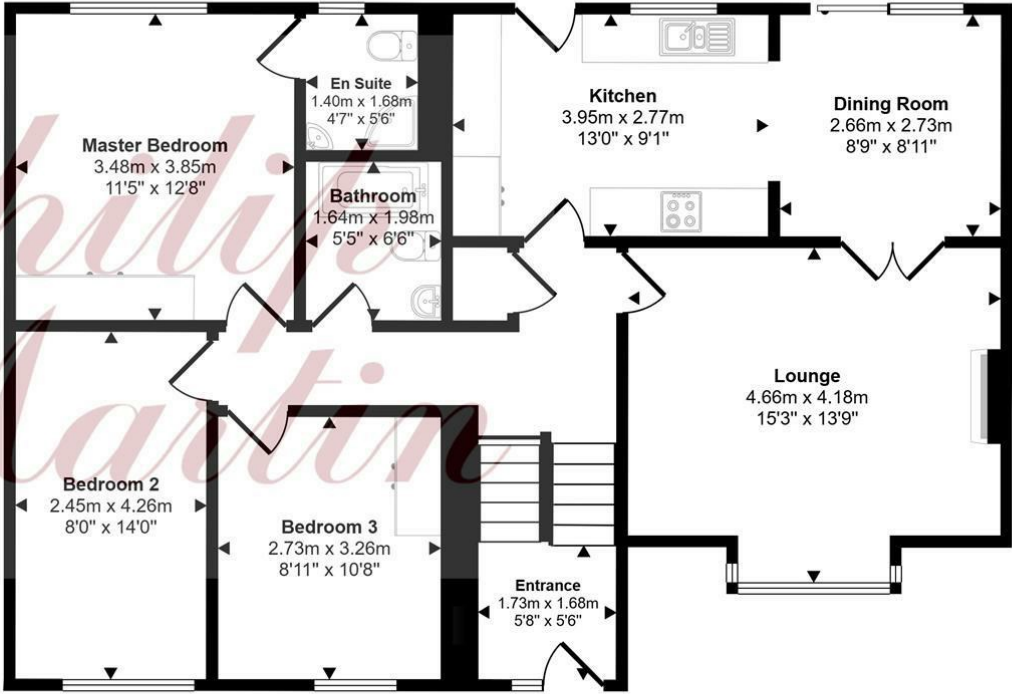
DIRECTIONS

Proceed up Tregolls Road and at the second set of traffic lights turn right into Beechwood Parc. Bear right at the first mini-roundabout and then straight across at the second, before climbing up the hill. The property is on the left.

Approx Gross Internal Area
146 sq m / 1575 sq ft

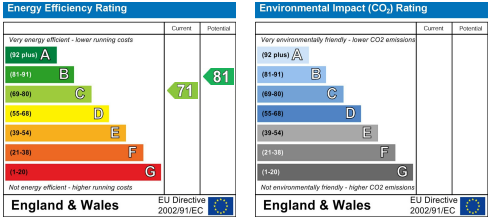


Ground Floor
Approx 52 sq m / 562 sq ft



First Floor
Approx 94 sq m / 1012 sq ft

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.







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