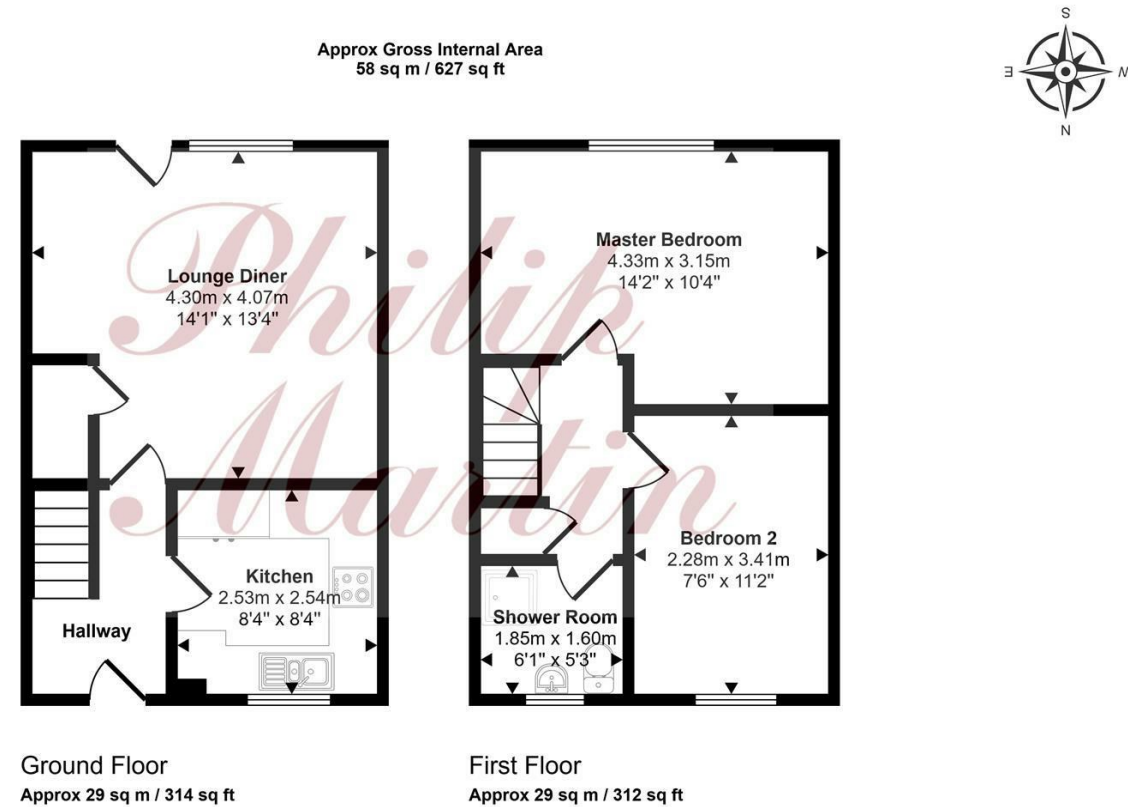


CHYVELAH OPE, GLOWETH, TRURO

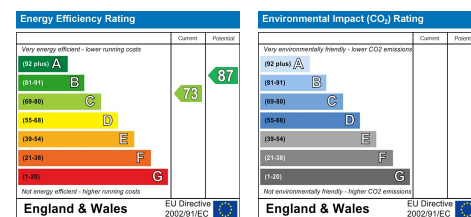


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- END TERRACE
- GAS MAINS CENTRAL HEATING
- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- TWO BEDROOMS
- PARKING FOR TWO CARS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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93 CHYVELAH OPE, GLOWETH, TRURO, TR1 3YB

END TERRACE TWO BEDROOM HOUSE WITH ENCLOSED GARDEN AND TWO PARKING SPACES

Two bedroom end terraced house situated in convenient and sought after location, being sold with vacant possession and no onward chain. Providing easy access to Truro College, Treliske Hospital and a range of amenities & schools. Two parking spaces are included with the sale. In brief, the two storey accommodation comprises; entrance hall, kitchen, lounge, two bedrooms and shower room. There is double glazing throughout and gas fired mains central heating.

Viewing is essential.

EPC - C. Freehold. Council tax- N/A

GUIDE PRICE £255,000

THE PROPERTY

93 Chyvelah Ope is a well presented two bedroom property situated in a quiet cul-de-sac in the sought after Gloweth Estate, providing easy access to The Royal Cornwall Hospital, Truro College and Truro City Centre. Internally, the accommodation comprises; Entrance hall, Kitchen, Lounge/Dining Room to the ground floor, and on the first floor; Two Bedrooms and Family Shower Room. Externally, there is an enclosed terraced garden, and to the side of the property there are two off road parking spaces which will appeal to many.

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

ENTRANCE HALL

Stairs rising to the first floor.

KITCHEN

8'3" x 8'3" (2.53m x 2.54m)

A range of base and eye level units with worktops over. Indesit dual wall oven, four ring electric hob with extractor hood over. One and a half bowl stainless steel sink and space/plumbing for washing machine. Window to the front.



LOUNGE/DINER

14'1" x 13'4" (4.30m x 4.07m)

A bright and airy room with window and door to the rear, leading to the back garden. Carpeted flooring, wall mounted radiator and under stairs storage cupboard.

FIRST FLOOR

MASTER BEDROOM

14'2" x 10'4" (4.33m x 3.15m)

A large double room with window to the rear and carpeted flooring.

BEDROOM TWO

7'5" x 11'2" (2.28m x 3.41m)

Window to the front, carpeted flooring.

SHOWER ROOM

6'0" x 5'2" (1.85m x 1.60m)

Fully tiled enclosed shower unit with electric shower. Vanity hand wash basin and W.C. Obscured window to the front.

OUTSIDE

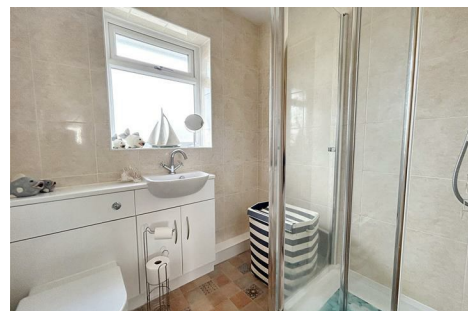
A sunny South facing, tiered terraced garden which is fully enclosed and therefore perfect for those with children and pets. Summer house, plant beds and gate to the side allowing access to two parking spaces.

SERVICES

Mains Gas, Electric, Water and Drainage are connected.

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.

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. Take the first right turn signposted Chyvelah Ope. The property is on the left hand side and can be identified by a Philip Martin for sale board.

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.