# www.philip-martin.co.uk



ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

# PENWERRIS ROAD, TRURO



Approx 62 sq m / 662 sq ft

Approx 42 sq m / 454 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. tions only and

# **Key Features**

- SEMI DETACHED
- DRIVEWAY PARKING
- GARDEN

Truro

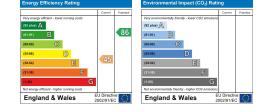
Cornwall

**TR1 2QS** 

CLOSE TO TRELISKE

# **ENERGY PERFORMANCE RATING**

- THREE BEDROOMS
- GARAGE
- MULTIFUEL BURNER
- ON TRURO BUS ROUTE



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS TIGhtmove.co.uk OnTheMarket.com





# 29 PENWERRIS ROAD, TRURO, TRI 3QT THREE BEDROOM SEMI DETACHED HOUSE NEAR TRELISKE HOSPITAL

A semi detached three bedroom house located close to Treliske Hospital and local amenities with garden, garage and driveway parking. In all, the accommodation comprises:- entrance, living room, dining room and kitchen on the ground floor. To the first floor there are three bedrooms and the family shower room.

FREEHOLD / COUNCIL TAX BAND / EPC E

# GUIDE PRICE £315,000

www.philip-martin.co.uk

Estate & Letting Agents, Chartered Surveyors, Valuers & Auctioneers

Truro 01872 242244

3 Quayside Arcade

St Mawes

Cornwall

TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

Truro

CONTACT US 9 Cathedral Lane

01872 242244

sales@philip-martin.co.uk

# Roseland 01326 270008



## THE PROPERTY

29 Penwerris Road is a three-bedroom semi-detached house situated in a good location close to Treliske hospital, local amenities such as schools and shops and the city centre of Truro. In all, the accommodation comprises:- living room, dining room and kitchen on the ground floor. To the first floor there are three bedrooms and the family shower room. Externally, there is driveway parking for three cars, garage and rear garden.

#### 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

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

GROUND FLOOR:-

#### ENTRANCE

5'8" x 12'9" (1.74 x 3.89) Front door opens in. Electric radiator. Under stairs storage cupboard. Doors to:-

## KITCHEN

#### 11'9" x 8'10" (3.59 x 2.70)

Window to rear. Eye and base level cupboards with worktops over. Electric oven and hob with extractor. Space and plumbing for undercounter fridge and dishwasher. Inset stainless steel sink and drainer. Electric radiator. Pantry cupboard providing additional storage.

# LOUNGE

14'1" x 12'2" (4.30 x 3.71) Window to front. Electric radiator. Multifuel burner. Door into:-

# DINING ROOM

8'2" x 9'5" (2.50 x 2.88) Window to rear. Electric radiator

# GARAGE

8'0" x 20'0" (2.46 x 6.10) Inner hallway with door to front and rear. Door into the garage. Up and over garage door. Window to side. Electricity and plumbing for washing machine and tumble drier. A toilet can be found in the back left hand corner of the garage.

# FIRST FLOOR:-

Airing cupboard and landing with doors to:-

#### MASTER BEDROOM

11'7" x 11'5" (3.55 x 3.50) Window to front. Electric radiator.

#### **BEDROOM TWO**

11'7" x 7'9" (3.55 x 2.38) Window to rear. Electric radiator. Built in wardrobe.

#### BEDROOM THREE

 $8^{\prime}5^{\prime\prime}$  x  $9^{\prime}1^{\prime\prime}$  (2.57 x 2.77) Window to front. Electric radiator. Overs stairs storage cupboard.









# SHOWER ROOM

8'5" x 5'4" (2.59 x 1.64) Window to rear. Shower cubicle with electric shower. Hand wash basin and W.C. Electric heater.

# OUTSIDE

The rear garden is low maintenance and has artificial grass, mature shrubs and bushes and a patio area.

SERVICES Mains electricity, water and drainage.

COUNCIL TAX Cornwall Council Tax Band C

# EPC

Current - 45E Potential - 86B

TENURE

Freehold.

# 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

From Truro city centre proceed in a westerly direction along the A390. After passing the County Arms public house and then Highertown Veterinary Clinic proceed up the hill, the turning for Penwerris Road will be found on your right hand side and the property can be found shortly after on the right hand side where a Philip Martin for sale board has been erected.

As a member of the Guild of Property Professionals we have unique access to the Park Lane office in London. The Guild is a network of 800 plus selected 'best in class' independent estate agents.

# A TRADITION OF TRUST

# 29 Penwerris Road, Truro, TR1 3QT

#### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

#### 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.

#### COVENANT

Our client has advised us that there is a restrictive covenant on the property preventing the property being used as a business.