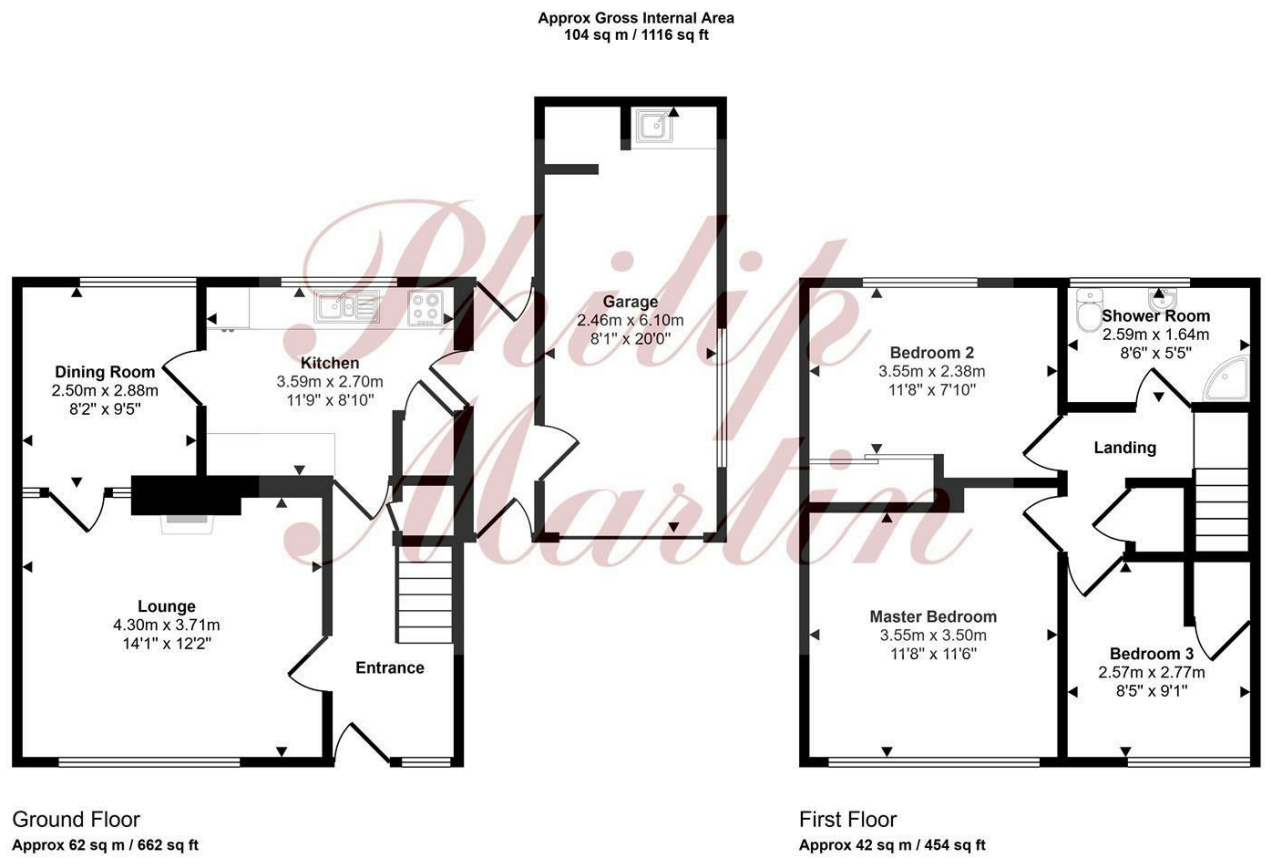


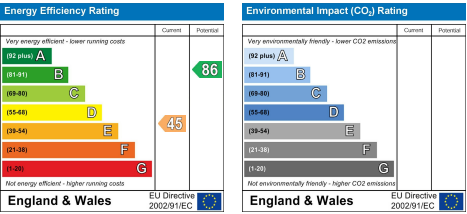
PENWERRIS ROAD, TRURO



KEY FEATURES

- SEMI DETACHED
- DRIVEWAY PARKING
- GARDEN
- CLOSE TO TRELISKE
- THREE BEDROOMS
- GARAGE
- MULTIFUEL BURNER
- ON TRURO BUS ROUTE

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



29 PENWERRIS ROAD, TRURO, TR1 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

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



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

8'5" x 9'1" (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.

