



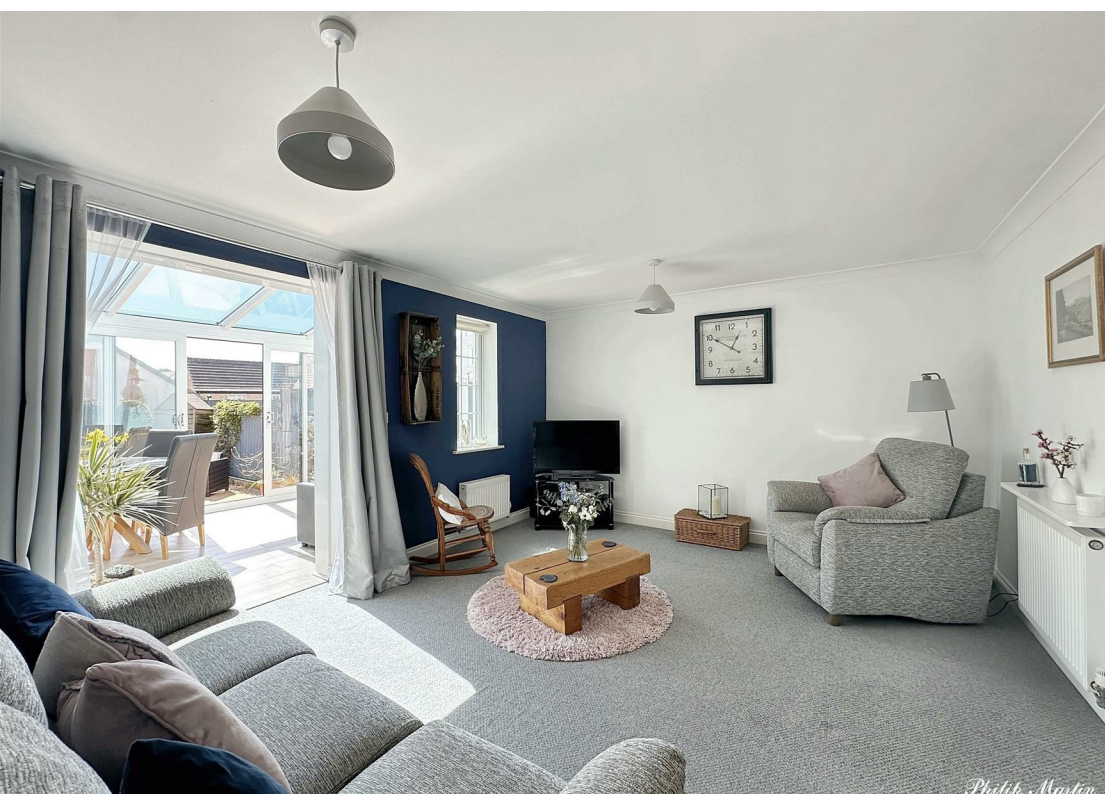
33 TREFFRY ROAD

TRURO  
TR1 1AL

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# 33 TREFFRY ROAD

TRURO  
TR1 1WL

EXTENDED MID TERRACE MODERN HOUSE SOLD  
WITH NO CHAIN

This three bedroom mid terrace modern property is situated in a popular residential location within Truro. The property has been beautifully upgraded and modernised by the current clients with the implementation of new kitchen and bathroom suites, a rear extension to enhance the ground floor living space and re-decoration throughout.

In all, the accommodation includes; kitchen, cloakroom, sitting room and conservatory, three bedrooms (master en-suite) and a bathroom. There is a rear garden, garage and parking.

Sold with no chain, internal viewing is highly recommended.

EPC - C. Freehold. Council Tax - D.

OFFERS IN EXCESS OF  
£350,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## THE PROPERTY

33 Treffry Road is a three bedroom mid terrace property situated in a highly desirable residential development within Truro; with fantastic access to the city centre. The location is particularly appealing due to being within the catchment of the popular Arch Bishop Benson primary school and Penair Secondary School. The property is much larger than first apparent, and has been modernised during the current ownership with new kitchen and bathroom suites as well as an extended conservatory to the ground floor that opens out into the garden which enhances that living space. The accommodation is light and spacious throughout and comprises; entrance hall, kitchen, cloakroom, sitting room and conservatory to the ground floor with two bedrooms and a bathroom to the first floor and a master bedroom with an en-suite and dressing room to the second floor. Externally there is off road parking, a garage and a rear garden that is completely enclosed. Sold with no chain, viewing is highly recommended.

## 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 HALLWAY

With stairs rising to the first floor with an under stairs cupboard. Radiator. Doors into;

### KITCHEN

3.53m x 2.42m (11'6" x 7'11")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated oven with induction hob and extractor fan over. Inset sink and drainer. Space for fridge/freezer and plumbing for washing machine and dishwasher. Window to front. Wall mounted gas boiler refitted in 2018. Radiator.

### W.C.

Low level w.c. and wall mounted hand wash basin. Extractor fan.



### SITTING ROOM

4.57m x 3.79m (14'11" x 12'5")

A light and airy spacious sitting room with opening out into rear extension which enhances the living space drastically with sliding doors opening out onto the rear garden. Two radiators.

### CONSERVATORY

3.98m x 2.97m (13'0" x 9'8")

A south facing extension enjoying the natural sunlight

throughout the day. Laminate flooring with gas wood effect stove. Space for both dining table and additional seating.

## FIRST FLOOR

### LANDING

Open and light landing space with a useful study/working from home station with window to front. Stairs rising to second floor and doors into;

*Philip Martin*





#### BATHROOM

2.73m x 1.98m (8'11" x 6'5")

A spacious bathroom that has been modernised recently and comprises; bath with tiled walls, fully tiled shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

#### BEDROOM

3.79m x 2.47m (12'5" x 8'1")

Window to rear. Radiator. Fitted wardrobes.

#### BEDROOM

3.82m x 2.47m (12'6" x 8'1")

Window to front. Radiator. Fitted wardrobes.

#### SECOND FLOOR

##### MASTER BEDROOM

4.98m x 3.53m (16'4" x 11'6")

A large dual aspect double bedroom with window to front and velux to rear. Dressing area with two fitted wardrobes. Radiator. Access to loft space.

##### EN-SUITE

2.18m x 1.79m (7'1" x 5'10")

Modernised shower room suite, with double walk in shower cubicle, pedestal hand wash basin and low level w.c. Velux window to rear, heated towel rail and extractor fan.

##### OUTSIDE

There is an enclosed rear garden that is laid to a combination of both patio and chippings for low maintenance and enjoys the sunny south facing aspect throughout the day. With rear gated access leading to the single garage and off road parking.

##### GARAGE

Metal up roller door with designated parking space in front.

##### 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 in an easterly direction along the A390 and turn left at the Union Hill junction. At the roundabout turn left and this road will lead into Treffry Road. Follow the road down the hill and the property can be found on the left hand side.

#### 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.



*Philip Martin*



Approx Gross Internal Area  
124 sq m / 1337 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft

First Floor  
Approx 40 sq m / 429 sq ft

Second Floor  
Approx 32 sq m / 345 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	









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