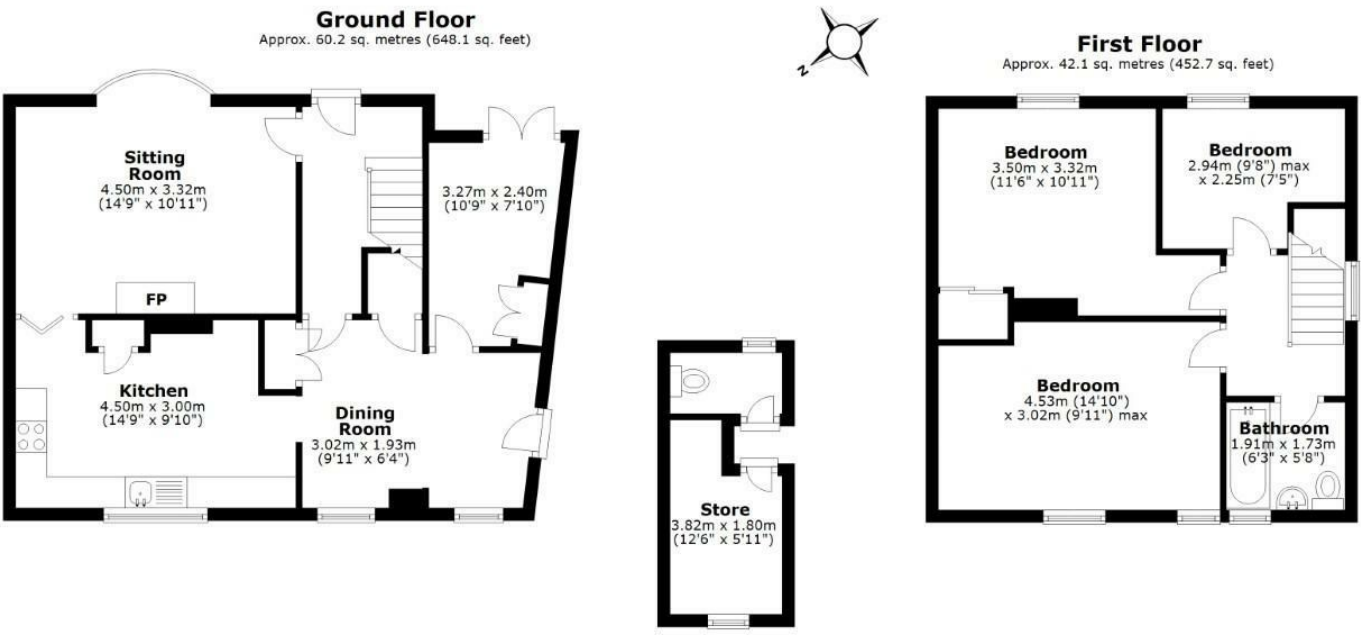


LOWER PARK, TRESILLIAN, TRURO



Total area: approx. 102.3 sq. metres (1100.8 sq. feet)

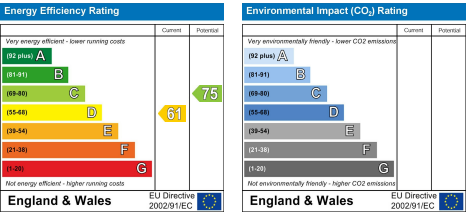
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

18 Lower Park, Tresillian

KEY FEATURES

- Three bedrooms
- Convenient location
- Kitchen
- Double glazing
- Front and rear gardens
- Sitting room
- Dining room
- Gas central heating

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



18 LOWER PARK, TRESILLIAN, TRURO, CORNWALL, TR2 4AY

END TERRACED HOUSE IN CONVENIENT LOCATION

A well presented property offering ample accommodation comprising; entrance hall, sitting room, kitchen, dining room, study, three bedrooms and a bathroom. Enclosed front and rear gardens with outhouse. Double glazed windows and gas central heating.

Council tax - A EPC - D Freehold

GUIDE PRICE £175,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

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GENERAL REMARKS

18 Lower Park is an end of terrace house situated on the edge of Tresillian village but within just a short walk of the park and public house. Having been in the same ownership for over 30 years, the property has been kept to a superb standard and will create the perfect family home. Briefly the accommodation comprises; entrance hall, sitting room, kitchen, dining room and study to the ground floor, with three bedrooms and bathroom to the first floor. There are generous enclosed gardens to the front and rear and there is a useful outhouse with W.C. in the rear garden.

CORNISH UNIT

The property is in a row of Cornish Unit houses, the current vendors had this removed. There is question over whether the property is mortgageable due to the neighbouring houses.

TRESILLIAN

Tresillian is a sizeable village community about three miles east of Truro. It is a long village straddling the A390 which runs parallel to the tidal Tresillian River. The area is well known for scenic attractions with many walk-ways in the area including along the edge of the river with its abundance of wildlife and shore bird towards St Clements and Malpas. There is a pub, service station with good local shop which caters for everyday needs and post office. The village also has a church and chapel and village hall which supports a range of social activities. There is a regular bus service which runs between Truro and St. Austell. The sandy beaches of Pendower and Carne on the Roseland Peninsula are within a twenty minute drive. Waitrose is within a five minute drive.

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

GROUND FLOOR

ENTRANCE HALL

Tiled flooring with stairs leading to the first floor. Radiator.

SITTING ROOM

14'9" x 10'10" (4.5m x 3.32m)

A homely room with a central electric fireplace and large bay window to the front. Radiator. Door into;

KITCHEN

14'9" x 9'10" (4.5m x 3.0m)

A modern kitchen with a range of base and eye level units. Wooden work tops over and ceramic inset one and a half bowl sink. New Homestore oven with gas hob. Large window to the rear aspect. Plumbing for washing machine and tumble dryer. Pantry cupboard and space for a fridge/freezer. Radiator.

DINING ROOM

9'10" x 6'3" (3.02m x 1.93m)

Two windows to the rear aspect and frosted door leading to the garden. Tiled flooring, radiator and built in cupboard spaces.

STUDY

10'8" x 7'10" (3.27m x 2.4m)

A useful room which could easily be converted into a utility space or home office. Airing cupboard currently housing the Worcester boiler. Double doors to the front garden.

FIRST FLOOR

Access to the loft and window to the side.



BEDROOM ONE

14'10" x 9'10" (4.53m x 3.02m)

Window to rear and radiator.

BEDROOM TWO

11'5" x 10'10" (3.5m x 3.32m)

Window to the front, built in wardrobe space and radiator.

BEDROOM THREE

9'7" x 7'4" (2.94m x 2.25m)

Window to the front and slim radiator.

BATHROOM

6'3" x 5'8" (1.91m x 1.73m)

A three piece suite consisting low level W.C., basin unit and bath with electric shower over. Frosted glass window to the rear. Dimplex heater and wall mounted radiator. Tiled to half height and full height surrounding the bath.

OUTSIDE

To the front is a level garden currently geared to low maintenance with shingled area, lawn and a pedestrian path to the front door; also leading to the side where a gate takes you to the rear garden. The rear garden is terraced with mature planting and enjoy a sunny aspect throughout the day, it is fully enclosed and therefore perfect for children and pets. An OUTHOUSE (3.82m x 1.80m) provides useful garden storage and a W.C.

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.

SERVICES

Mains electric, drainage, water and gas.

DIRECTIONS

Proceed into Tresillian along the A390 from the Truro direction and shortly before leaving the village and immediately after passing the Recreation Ground turn left into Lower Park. Carry on until you reach the parking area and the property can be found on your right hand side.

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.

