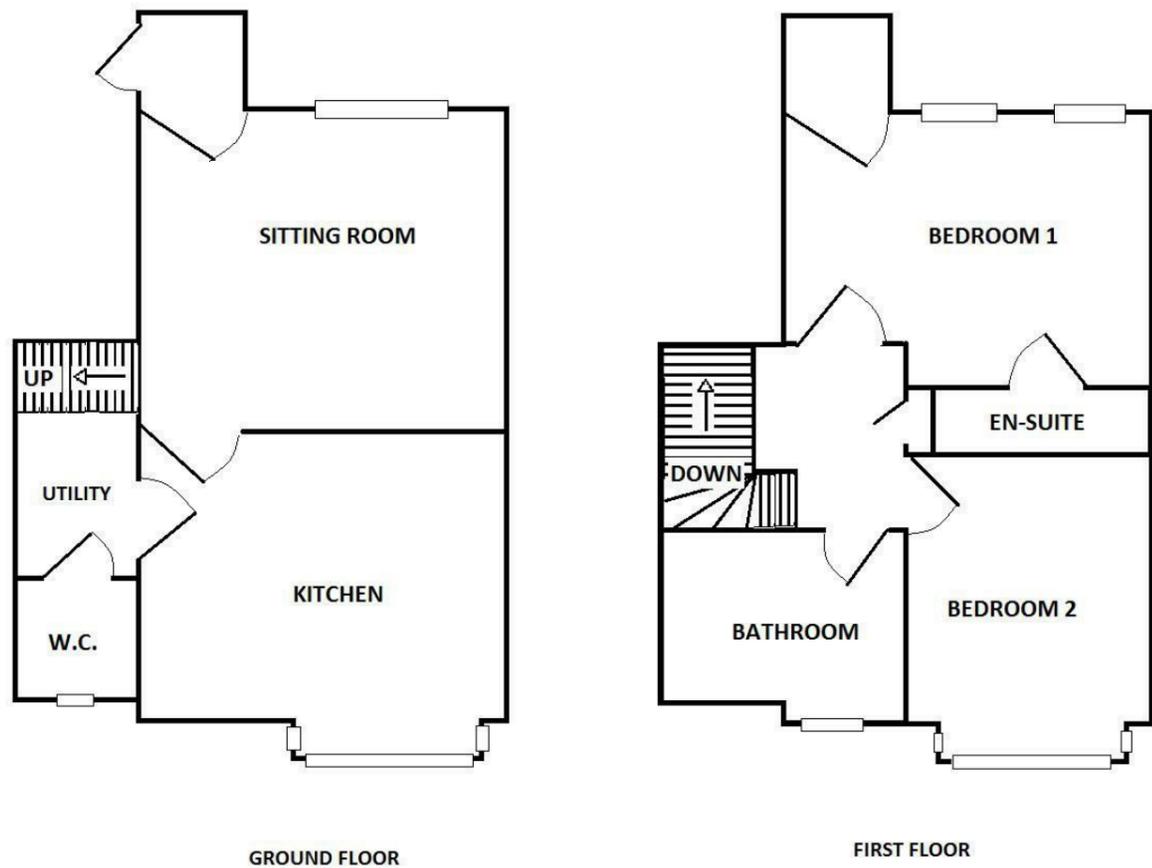


BOSCAWEN WOODS, TRURO

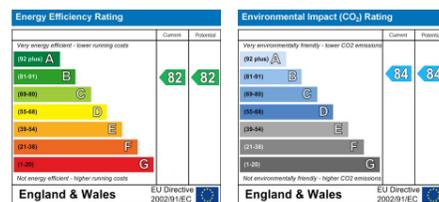


NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

KEY FEATURES

- Two Double Bedrooms
- Master En-Suite
- Sitting/Dining Room
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Garage
- Home Office & Store
- Gas Central Heating & Double Glazing
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.  
 Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



23 BOSCAWEN WOODS, TRURO, TR1 1UE

MODERN DUPLEX APARTMENT IN FAVOURED LOCATION BETWEEN TRURO CITY AND MALPAS VILLAGE

A light and spacious duplex apartment within this popular residential development. Built to a high standard in 2016 and with the remainder of the ten-year NHBC. Two double bedrooms - the master with en-suite shower room and deep walk-in wardrobe, sitting/dining room, kitchen, bathroom, utility and w.c. Sunny, enclosed rear garden and sitting area to the front. Garage and basement comprising lockable store and also a home office. Ideal full time home or rental investment. Sold with vacant possession and no onward chain. EPC - B

GUIDE PRICE £279,950

**CONTACT US**  
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 sales@philip-martin.co.uk

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## GENERAL COMMENTS

23 Boscawen Woods is a modern duplex apartment situated in a popular residential development close to Truro city centre, to Boscawen Park and to Malpas village. The property was built to a high standard in 2016 and benefits from the remainder of the ten-year NHBC. The accommodation is light and spacious and in all comprises; to the ground floor; entrance vestibule, sitting/dining room, kitchen, utility and w.c. whilst to the first floor are two double bedrooms - the master with walk-in wardrobe and en-suite shower room - and a bathroom. Immediately below the apartment is a car port providing parking for one vehicle, as well as storage/workshop space, a lockable store and a home office. Visitor parking is available within the development and although there is a communal entrance serving a number of properties within this particular block, number 23 enjoys a private entrance via the sitting/dining room. There is a sunny, enclosed garden at the rear and a sitting area to the front, also. Windows are double glazed and the central heating is mains gas fired. The property is offered for sale with vacant possession and no onward chain. Although ideally suited to full time occupation the property is equally suited to investment purposes, with a monthly rental of £950pcm achievable.

## LOCATION

Boscawen Woods is situated close to Boscawen Park and so there are lovely riverside walks within the immediate vicinity, and both Truro city and Malpas village are within a mile or so of the property. Malpas is widely known for its safe anchorage and mooring facilities, there are also a number of pleasure boats which regularly disembark passengers at the nearby slipway. The whole area is also designated as an Area of Outstanding Natural Beauty and the tidal river is notable for its large Heronry and ever increasing population of the Egrets as well as Cormorants and Shellduck and the occasional seal. There is a public house within the village. The city of Truro is within a short flat walk and here there is a wide range of shops, schools, restaurants, banks, building societies and the main line railway link to London (Paddington).

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

## GROUND FLOOR

A communal entrance hall serves a small number of properties and this gives access to the entrance vestibule, however French doors into the sitting/dining room allow private access into the apartment.



## ENTRANCE VESTIBULE

Accessed from the communal entrance hallway and with high level window to side, telephone entry system, radiator, telephone point and electric meters. Door into:-

## SITTING/DINING ROOM

14'10" x 14'7" (4.52m x 4.45m)  
French doors to the front (fitted with Hilarys blinds) offer private access into the apartment and open out to a paved area for sitting out. Stairs to first floor, t.v. points and Honeywell wall mounted heating thermostat control. Large serving window looking through to kitchen and door into:-

## KITCHEN

12'5" x 10'11" (3.78m x 3.33m)  
Fitted with a modern range of matching ivory gloss base and eye level units and drawers with worktops over, matching up-stand and one and a half bowl stainless steel sink and drainer inset. Zanussi electric cooking appliances including oven, hob and extractor hood. Space and plumbing for washing machine and space for under counter fridge and freezer. Bosch free-standing dishwasher. Radiator. Door and box bay window out to rear garden and door to:-

## UTILITY

5'7" x 5' (1.70m x 1.52m)  
With space and plumbing for washing machine and housing Potterton gas central heating boiler and Santon hot water cylinder. Ample space for shelving and storage. Door to:-

## W.C.

Low level w.c. and wall mounted wash hand basin. Obscured high level window to side, radiator and extractor fan.

## FIRST FLOOR

Landing with shelved storage cupboard and doors to all rooms.

## BEDROOM ONE

14'6" x 10'6" (4.42m x 3.20m)  
Two windows to front aspect both with blinds, radiator and Honeywell wall mounted heating thermostat control. Walk-in wardrobe with light. Sliding door to:-



## EN-SUITE

Having walls tiled to half height and comprising a fully tiled shower cubicle, low level w.c. and wall mounted wash hand basin. Shaver point, radiator and extractor fan.

## BEDROOM TWO

12'4" x 10'1" (3.76m x 3.07m)  
Box bay window to rear enjoying an open aspect and with radiator and t.v. point.

## BATHROOM

Having walls tiled to half height and comprising panel bath with fully tiled surround, shower attachment plus shower over with screen, low level w.c. and wall mounted wash hand basin. Obscured high level window to rear, shaver point, radiator and extractor fan.

## OUTSIDE

Immediately at the front of the building is a communal paved area giving access to the apartments and with enough room for sitting out. The rear garden is fully enclosed and comprises a paved patio leading to a level area laid with chippings. A high wall and fencing offer privacy from other properties and offer a sheltered sitting out space. Our clients have planted a number of climbers including a stunning honeysuckle arch, a grape vine and a clematis. Some of the larger potted plants are included in the sale. Cold water tap and courtesy light. Below the building is the:-

## GARAGE

19'3" x 8'10" max (5.87m x 2.69m max)  
Here there is parking space for one vehicle plus additional space for storage or for a workbench. Light is connected. At the rear of the garage is a basement comprising a lockable store and home office.

## HOME OFFICE

8'6" x 5'4" (2.59m x 1.63m)  
Light and electricity is connected. Opening into:-

## STORE

7'2" x 8'11" (narrowing to 7'8") (2.18m x 2.72m (narrowing to 2.34m))  
With light and shelving.

Visitor parking is available within the development.

## SERVICES

Mains water, electricity, gas and drainage.

## TENURE

The property is held on a leasehold with 999 years from 2007. The annual ground rent totals £150 and the annual service charge is £707.43 payable twice annually. Council Tax Band D.

## 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

From Trafalgar roundabout proceed towards Malpas village and after approximately one mile and immediately opposite the car park for Boscawen park, turn left at the mini roundabout into Boscawen Woods. Proceed up into Boscawen Woods, bearing second left and number 23 can be found on the right hand side. Visitor parking can be found on the left 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.