



39 PARK VIEW

TRURO,
TR1 2BW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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A SPACIOUS FOUR-BEDROOM DETACHED BUNGALOW WITH MATURE GARDENS AND FAR-REACHING VIEWS

Enjoying an elevated position, this individual bungalow offers approximately 1,335 sq ft of versatile single-storey living, with views towards Truro Cathedral, the viaduct and surrounding countryside. The well-proportioned layout includes four bedrooms, a bathroom and separate shower room, generous lounge, study, conservatory and an impressive 22'5" kitchen/dining room. Outside are mature tiered gardens, off-road parking and a substantial detached workshop.

GUIDE PRICE £545,000

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PHILIP MARTIN

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GENERAL COMMENTS

39 Park View is an individual and remarkably spacious detached bungalow, offering well-proportioned and highly adaptable accommodation arranged entirely on one level. With four bedrooms and generous reception space, the layout is equally suited to family living, retirement or working from home. A welcoming entrance hall runs through the heart of the property, connecting the principal rooms. The generous lounge centres around a fireplace and opens both onto the rear patio and into the conservatory. Overlooking the garden, the conservatory forms a bright additional sitting area.

The impressive 22'5" kitchen/dining room is fitted with an extensive range of painted Shaker-style cabinetry, timber work surfaces and integrated appliances. There is ample space for a substantial dining table, while the window at the far end captures the elevated outlook across Truro towards the Cathedral, viaduct and surrounding countryside.

The principal bedroom is a spacious double with an en-suite shower room. Three further bedrooms are served by the family bathroom, while the separate study opens directly onto the garden and could equally serve as a snug or hobbies room. The mature rear garden is a defining feature of the property. Rising gently away from the bungalow, it is arranged over several tiers with lawns, established shrubs, specimen trees and a choice of seating areas. A paved terrace immediately behind the bungalow is ideal for outdoor dining, while the substantial detached timber workshop offers excellent storage, hobby or workspace.

LOCATION

Park View is a well-regarded residential road occupying an elevated position on the southern side of Truro, conveniently situated just off Falmouth Road and Lemon Street. The city centre is within easy reach and offers an excellent range of independent and national retailers, cafés, restaurants and cultural attractions, including the Hall for Cornwall, Royal Cornwall Museum and the landmark cathedral. Truro railway station is approximately 0.7 miles away, providing mainline services to London Paddington, while the location is also convenient for respected local schools and the surrounding road network. Despite its accessibility, Park View enjoys an established residential setting, with some properties benefiting from attractive views across the city, cathedral, viaduct and surrounding countryside.

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

ENTRANCE HALL

A welcoming entrance hall with cloaks cupboard.

LOUNGE

5.01m x 3.92m (16'5" x 12'10")

A generous reception room centered around a fireplace, with sliding doors opening into the conservatory and separate glazed doors providing access to the rear patio. Ample space is available for a range of seating and occasional furniture.



CONSERVATORY

2.98m x 2.96m (9'9" x 9'8")

A bright additional reception room with glazed elevations and roof, enjoying an attractive outlook over the rear garden. Doors provide access to the lounge and outside.

DINING ROOM/STUDY

3.72m x 2.31m (12'2" x 7'6")

A versatile room currently arranged as a home office, with glazed doors opening directly onto the rear patio and garden.

KITCHEN/DINING ROOM

6.83m x 2.75m (22'4" x 9'0")

An impressive room fitted with an extensive range of painted Shaker-style base, wall and full-height units, complemented by timber work surfaces and tiled flooring. Appliances include built-in ovens and a gas hob with extractor above, while further space and plumbing are provided for domestic appliances. The dining area accommodates a substantial table and enjoys an outlook towards Truro and the surrounding countryside.

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MASTER BEDROOM

5.76m x 2.69m (18'10" x 8'9")

A notably spacious double bedroom enjoying a pleasant outlook over the front garden and providing ample room for freestanding wardrobes and bedroom furniture.

EN-SUITE

1.78m x 1.54m (5'10" x 5'0")

Fitted with a corner shower enclosure, WC and pedestal wash basin, with tiled walls and flooring and recessed lighting.

BEDROOM 2

3.77m x 2.95m (12'4" x 9'8")

A well-proportioned double bedroom overlooking the rear garden.

BEDROOM 3

3.76m x 2.92m (12'4" x 9'6")

A further comfortable double bedroom.

BEDROOM 4

3.00m x 2.97m (9'10" x 9'8")

A generous fourth bedroom, also suitable for use as an additional study or hobbies room.

FAMILY BATHROOM

2.40m x 1.75m (7'10" x 5'8")

Fitted with a white suite comprising a panelled bath with shower and glazed screen, WC and wash basin set within a vanity unit. Finished with tiled walls and flooring, obscure windows and a heated towel rail.

OUTSIDE

The property is approached through a lawned front garden with mature shrubs and a pathway leading to the entrance. Off-road parking is available to the front.

The rear garden is generous, mature and arranged over several gently rising levels. A paved terrace adjoining the bungalow provides an excellent space for outdoor dining, with steps continuing through established borders to areas of lawn and further seating terraces. The garden contains a variety of mature trees and shrubs, including an impressive palm, and enjoys a good degree of privacy.

WORKSHOP/SHED

4.71m x 2.64m (15'5" x 8'7")

A substantial detached timber building with windows, lighting and ample space for workbenches and storage. It is ideally suited to use as a workshop, studio or hobbies room, subject to any necessary consents.

SERVICES

Mains water, electricity, gas and drainage.

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.

TENURE

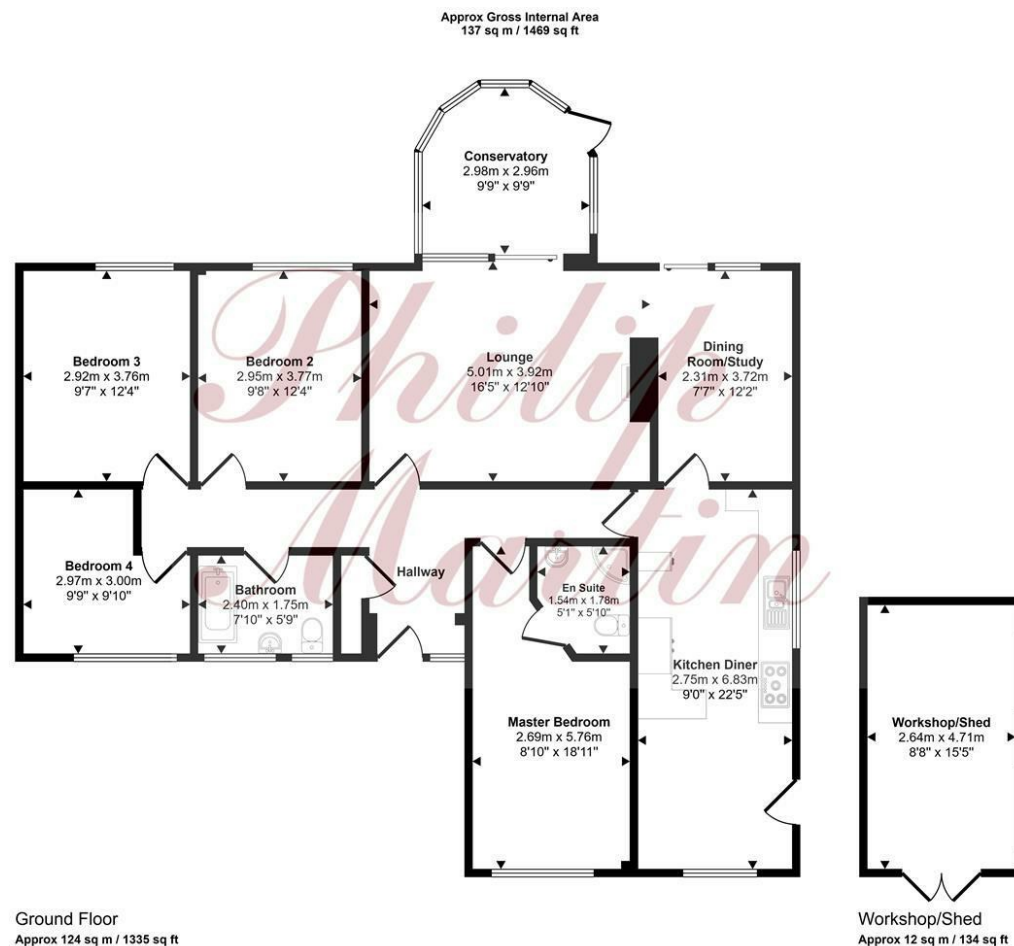
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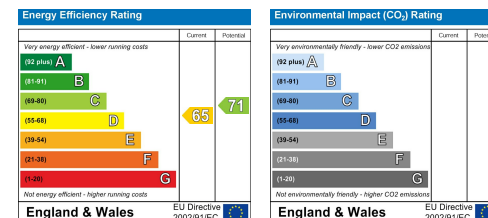
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DATA PROTECTION

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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.







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