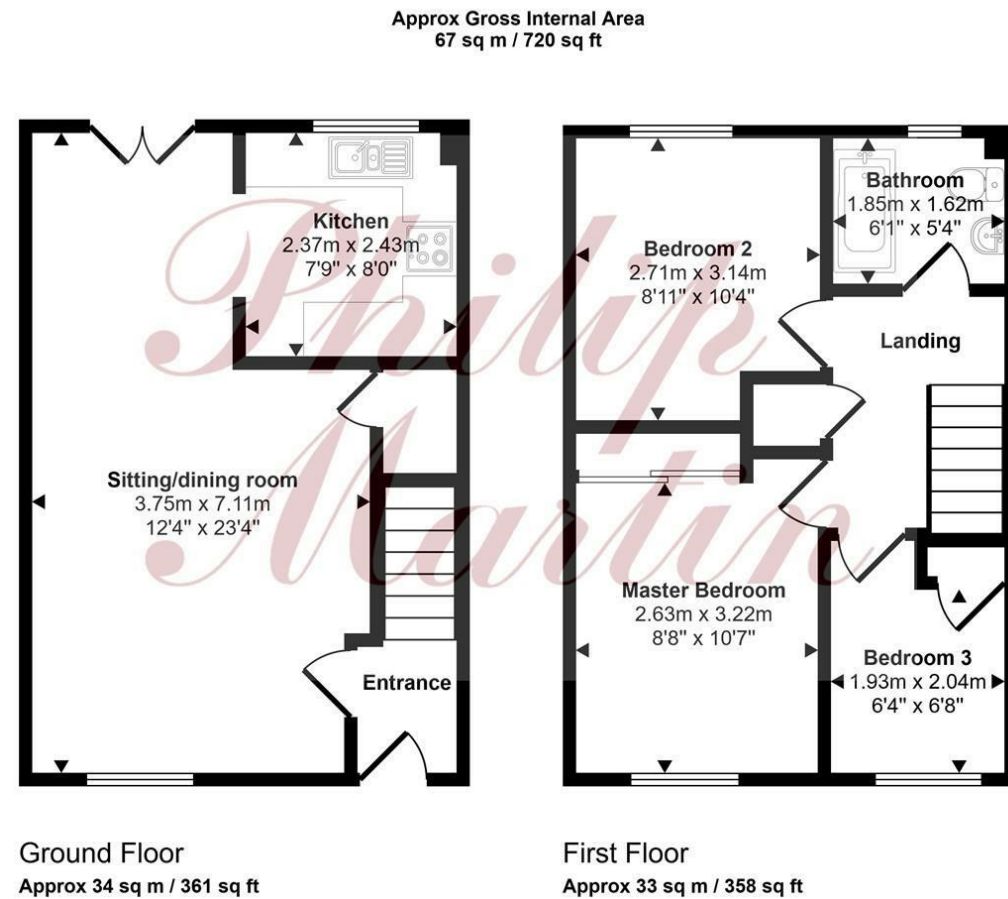


PENAIR VIEW, TRURO

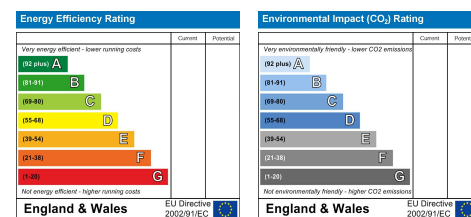


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- SOLD WITH NO CHAIN
- PRIVATE GARDEN
- THREE BEDROOMS
- LARGE SITTING/DINING ROOM
- OFF ROAD PARKING
- RECENTLY REFURBISHED
- FAMILY BATHROOM
- SHORT WALK TO TRURO

ENERGY PERFORMANCE RATING



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

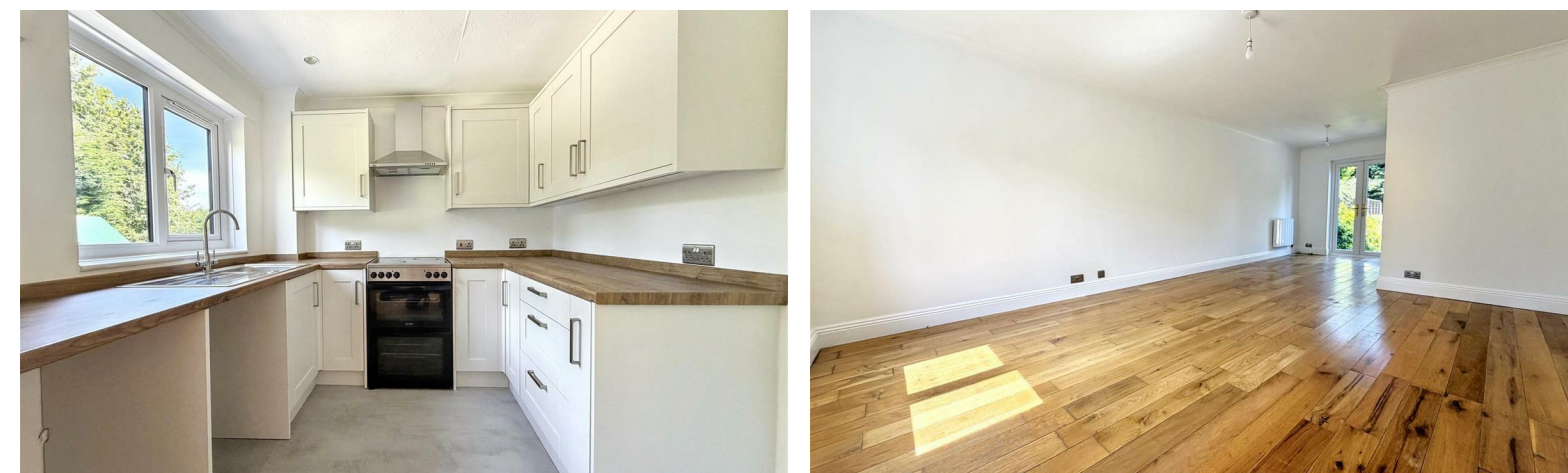
01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



65 PENAIR VIEW, TRURO, TR1 1XR

RECENTLY REFURBISHED THREE BEDROOM PROPERTY SOLD WITH NO CHAIN

A well-presented three-bedroom semi-detached home offering spacious and well-balanced accommodation, ideal for first-time buyers, families or investors. The property comprises; entrance hall, sitting/dining room and a newly installed fitted kitchen to the ground floor. To the first floor are three bedrooms and a brand new family bathroom. Outside, there is off-road parking to the front and an enclosed, low-maintenance rear garden providing an ideal space for relaxing or entertaining. Sold with no chain, early viewing is highly recommended.

EPC-D. Freehold. Council Tax-C.

GUIDE PRICE £260,000

GENERAL COMMENTS

A recently refurbished three-bedroom semi-detached home offering spacious and well-balanced accommodation, ideal for first-time buyers, families or investors. The property comprises; entrance hall, sitting/dining room and a fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside, there is off-road parking to the front and an enclosed, low-maintenance rear garden providing an ideal space for relaxing or entertaining. Early 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.

GROUND FLOOR

ENTRANCE HALL

SITTING/DINING ROOM

12'3" x 23'3" (3.75m x 7.11m)

Hard oak flooring throughout. Window to front with double doors to rear leading to patio area. Radiator.

KITCHEN

7'9" x 7'11" (2.37m x 2.43m)

A range of base and eye level units. Electric oven and hob with extractor fan over. Stainless steel sink and drainaway. Space and plumbing for washing machine and dishwasher. Window to rear.



FIRST FLOOR

MASTER BEDROOM

8'7" x 10'6" (2.63m x 3.22m)

Fitted wardrobe and window to rear. Radiator.

BEDROOM TWO

8'10" x 10'3" (2.71m x 3.14m)

Window to rear. Radiator.

BEDROOM THREE

6'3" x 6'8" (1.93m x 2.04m)

Window to front. Radiator.

BATHROOM

6'0" x 5'3" (1.85m x 1.62m)

Bath with rainfall shower over and mixer head. Low level w.c and hand wash basin. Heated towel rail and frosted window to rear.

OUTSIDE

Fully enclosed low maintenance back garden to the rear. To the front of the property there is a small patio area which leads up some steps to off road parking for 65 Penair View.

SERVICES

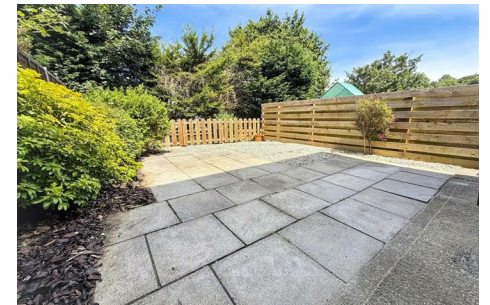
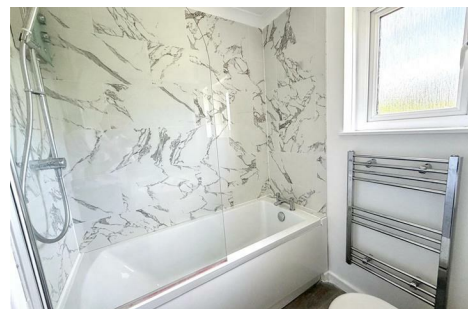
Mains water, drainage and electricity.

TENURE

Freehold.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.



DIRECTIONS

From Tregolls (Trafalgar) Roundabout, proceed along St Clement's Hill in the direction of Truro Rugby Club. Continue past the turnings for Trelander Highway and Trelander East, then take the next left into Penair View. Follow the road to the bottom of the development, where the road bears right. No. 65 will 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.