

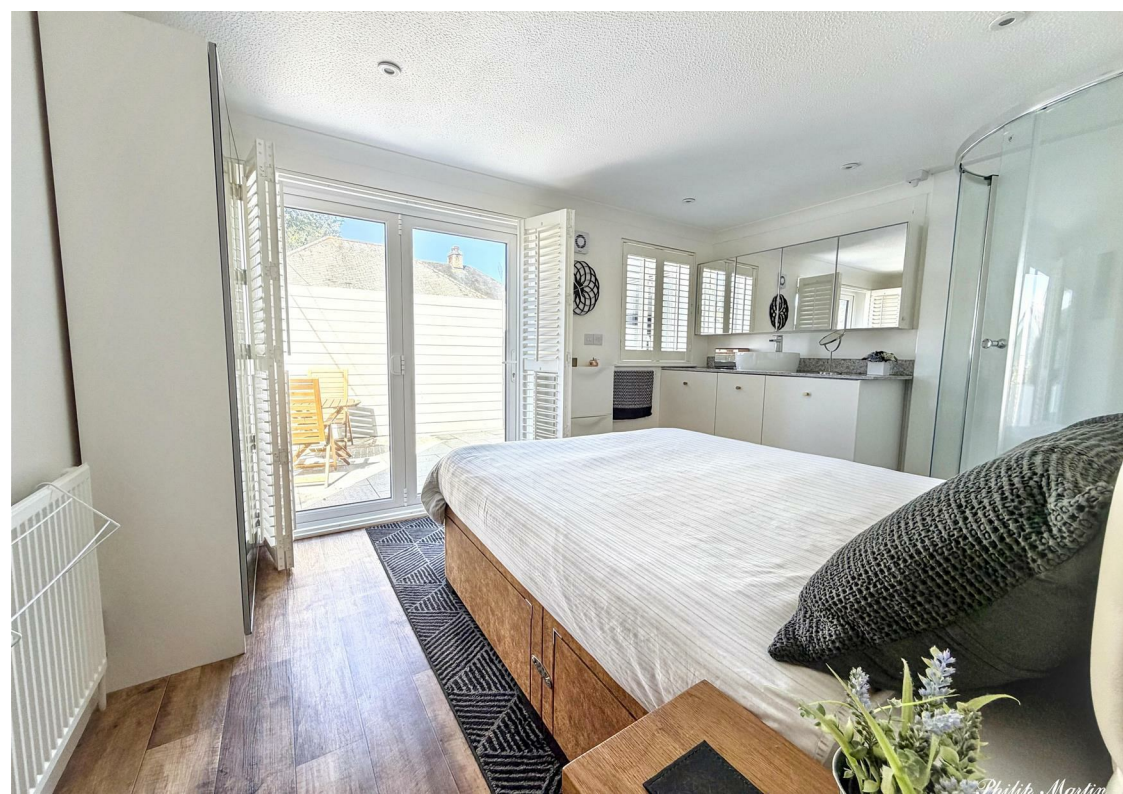


*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# 19 PARK VIEW,

TRURO

TR1 2BN

SURPRISINGLY SPACIOUS FOUR-BEDROOM SEMI-DETACHED HOME CLOSE TO THE CITY CENTRE

A beautifully presented and highly versatile semi-detached home occupying a convenient position just off Falmouth Road and Lemon Street.

Extending to approximately 1,030 sq ft / 96 sq m, the accommodation includes a lounge, contemporary kitchen, light-filled dining and family room, ground-floor principal bedroom with shower facilities, three first-floor bedrooms, shower room and separate WC.

Outside is an enclosed, low-maintenance courtyard garden and block-paved parking for three vehicles. The property is finished to an exceptional standard and is offered with no onward chain.

GUIDE PRICE £385,000

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PHILIP MARTIN

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## GENERAL COMMENTS

19 Park View is a surprisingly spacious four-bedroom semi-detached home offering beautifully presented and versatile accommodation arranged over two floors. The interior has been finished to an exceptional standard, with a crisp contemporary style carried throughout. Particular features include the well-appointed kitchen with quality fixtures and fittings, a comfortable sitting room and an impressive dining/garden room with a large roof lantern and bi-folding doors opening directly onto the garden.

The layout provides considerable flexibility. The ground-floor principal bedroom incorporates shower and vanity facilities and has direct access to the rear courtyard, making it equally suitable as a guest suite or more accessible bedroom. Three further bedrooms and a modern shower room occupy the first floor. Outside, the enclosed rear courtyard has been attractively paved to create a private and easily maintained space for outdoor dining and entertaining. To the front is a generous block-paved parking area providing space for three vehicles. The property occupies a convenient position just off Falmouth Road and Lemon Street, within easy reach of the city centre, and is offered for sale with no onward chain.

## THE PROPERTY

The entrance hall provides a welcoming introduction to the house, with wood-effect flooring, an oak internal door and access to the ground-floor rooms. A separate WC is positioned nearby, while stairs rise to the first floor. The sitting room is a comfortable and well-proportioned reception room with a broad shuttered window providing plenty of natural light.

An open connection leads into the modern kitchen, which is fitted with an extensive range of sleek handleless cabinetry, contrasting work surfaces and integrated appliances. A substantial breakfast bar provides additional preparation space and informal seating. Beyond the kitchen is the dining/garden family room, an especially appealing addition to the house. A large roof lantern floods the room with natural light, while full-width bi-folding doors open directly onto the rear courtyard. There is ample space for both dining and relaxed seating, creating an excellent setting for everyday living and entertaining.

The ground-floor principal bedroom is a versatile double room with fitted storage, a vanity area and integrated shower facilities. Glazed doors open directly onto the rear courtyard, creating a particularly strong connection with the outside space. On the first floor are three further bedrooms. Bedrooms two and three are comfortable double rooms with built-in storage, while bedroom four is a useful single room equally suited to use as a nursery, study or home office. The shower room is fitted with a curved shower enclosure, wash-hand basin, WC and heated towel rail.



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## 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 Truro Cathedral. Truro railway station is approximately 0.7 miles away and provides regular mainline services, including direct trains to London Paddington. The property is also conveniently positioned for respected local schools and the

surrounding road network, providing access to Falmouth, the Roseland Peninsula and other parts of Cornwall. Despite its accessibility and proximity to the city centre, Park View enjoys an established residential setting.

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

## ENTRANCE HALL

A welcoming reception area with wood-effect flooring, oak internal doors and stairs rising to the first floor. Access to the lounge, principal bedroom and WC.

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#### CLOAKROOM

Fitted with a wash-hand basin and WC. Obscured window and heated towel rail.

#### MASTER BEDROOM

3.93m x 2.81m (12'10" x 9'2")

A well-appointed ground-floor double bedroom with fitted storage, vanity facilities and an integrated shower enclosure. Shuttered glazed doors open directly onto the rear courtyard. Its position on the ground floor makes the room particularly suitable for guests, multi generational living or those seeking more accessible accommodation.

#### SITTING ROOM

3.89m x 3.95m (12'9" x 12'11")

A spacious reception room with a broad shuttered window, wood-effect flooring and mirrored wall panels. Gas feature fire.

#### KITCHEN

2.71m x 4.62m (8'10" x 15'1")

Fitted with a comprehensive range of contemporary handle-less wall and base units, contrasting work surfaces and a sink with mixer tap. Integrated appliances include an Bosch oven, induction hob, Miele microwave and Fisher and Paykel dishwasher, washing machine, Siemens coffee machine, and integrated fridge freezer with further appliance space. A breakfast bar provides additional preparation space and informal seating. Recessed ceiling lighting and wood-effect flooring continue through to the dining and garden room.

#### DINING/GARDEN ROOM

2.17m x 4.96m (7'1" x 16'3")

A superb light-filled reception room with a large roof lantern and full-width bi-folding doors opening directly onto the rear courtyard. There is space for a dining table and chairs together with a separate seating area, making this an ideal room for family living, entertaining and relaxing.

#### FIRST FLOOR

##### LANDING

A bright central landing providing access to three bedrooms and the shower room. Airing cupboard with Boiler.

##### BEDROOM 2

3.23m x 2.93m (10'7" x 9'7")

A well-proportioned double bedroom with a broad shuttered window, fitted wardrobes and space for freestanding furniture.

##### BEDROOM 3

3.23m x 2.85m (10'7" x 9'4")

A further comfortable double bedroom with a shuttered window and built-in storage.



#### BEDROOM 4/STUDY

2.56m x 2.03m (8'4" x 6'7")

A versatile single bedroom suitable for use as a nursery, study, dressing room or home office.

#### SHOWER ROOM

1.65m x 2.50m (5'4" x 8'2")

Fitted with a curved shower enclosure, wash-hand basin with vanity storage and WC. Mirrored cabinet, heated towel rail, recessed lighting and shuttered window.

#### OUTSIDE

The property is approached over a generous block-paved parking area providing off-road space for three vehicles. The enclosed rear courtyard has been designed for ease of maintenance and is paved throughout, with contemporary screening and space for outdoor furniture. It provides an attractive and private setting for dining, entertaining and relaxation. The courtyard can be accessed directly from both the principal bedroom and the dining and family room, reinforcing the excellent connection between the internal and external living spaces.

#### SERVICES

Mains gas, electricity, water 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.

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#### COUNCIL TAX

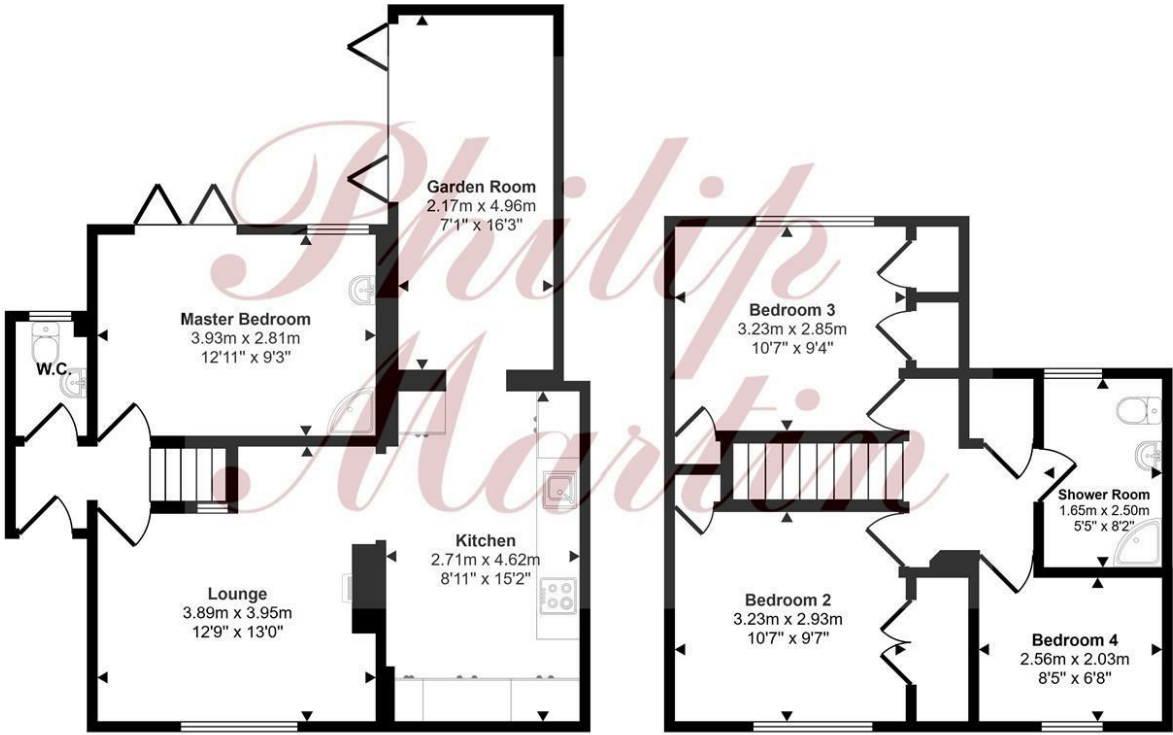
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#### TENURE

Freehold.



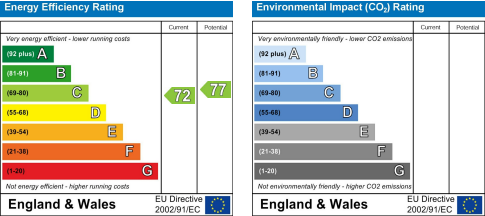
Approx Gross Internal Area  
96 sq m / 1030 sq ft



Ground Floor  
Approx 55 sq m / 592 sq ft

First Floor  
Approx 41 sq m / 438 sq ft

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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