45 Carey Park

Truro
Cornwall TR1 2LD

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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BEAUTIFULLY PRESENTED END OF TERRACE CITY HOUSE

Situated in a highly sought-after residential location, conveniently positioned close to the city centre, Bosvigo School and the mainline train station, this well-presented three-bedroom home offers comfortable and practical living.

The accommodation comprises three bedrooms, a family bathroom, and a spacious lounge/dining room, alongside a well-appointed kitchen. The property further benefits from gas central heating and double glazing throughout.

Externally, there is a garage and off-road parking, adding to the home's overall appeal.

Guide Price £279,000

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9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

45 Carey Park is an excellent 3 bedroom home which is situated a short walk from the City Centre and Primary School. The property has been refurbished and modernised throughout by the current owners with light and spacious accommodation which is all beautifully presented. The accommodation comprises hallway, lounge/dining room with a modern refitted kitchen. There are three bedrooms and a bathroom to the first floor with double glazing and gas central heating throughout. There is a detached garage to the front which has power and light connected and there is a driveway providing parking for 2 cars.

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.

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

ENTRANCE HALL

4.1 x 1.82 (13'5" x 5'11")
A lovely wide hall with stairs to first floor.

LOUNGE/DINING ROOM

7.2 x 3.43 (23'7" x 11'3")
A light and spacious room with windows to front and rear.

KITCHEN

2.97 x 2.78 (9'8" x 9'1")
Fitted with a modern range of base and eye level units. Space and plumbing for washing machine, fridge and freezer. Built in oven, gas hob and dishwasher. Door opening to rear garden.

FIRST FLOOR

Landing with cupboard.

BEDROOM 1

3.52 x 3.32 (11'6" x 10'10")
Window to front and built in wardrobes.

BEDROOM 2

3.6 x 2.95 (11'9" x 9'8")
Window to rear.

BEDROOM 3

2.69 x 2.04 (8'9" x 6'8")
Window to front.

BATHROOM
3.17 x 1.63 (10'4" x 5'4")
A surprisingly large bathroom with bath, separate shower, w.c. and basin.

OUTSIDE
The property is approached via a driveway providing off-road parking for two vehicles, along with access to the garage. To the front, a small lawn and attractive raised sleeper beds create an appealing first impression, with steps leading up to the entrance.

A side pathway offers convenient access to the rear garden, which has been thoughtfully landscaped to create a highly usable outdoor space. A paved patio adjoins the property, leading to a characterful stone wall with steps rising to a raised lawn and sun terrace—ideal for outdoor dining and relaxation. The garden is further enhanced by well-stocked flower beds and timber fencing,

GARAGE
4.92 x 2.67 (16'1" x 8'9")
Light and power.

SERVICES
Mains water, gas, drainage and electricity.

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.

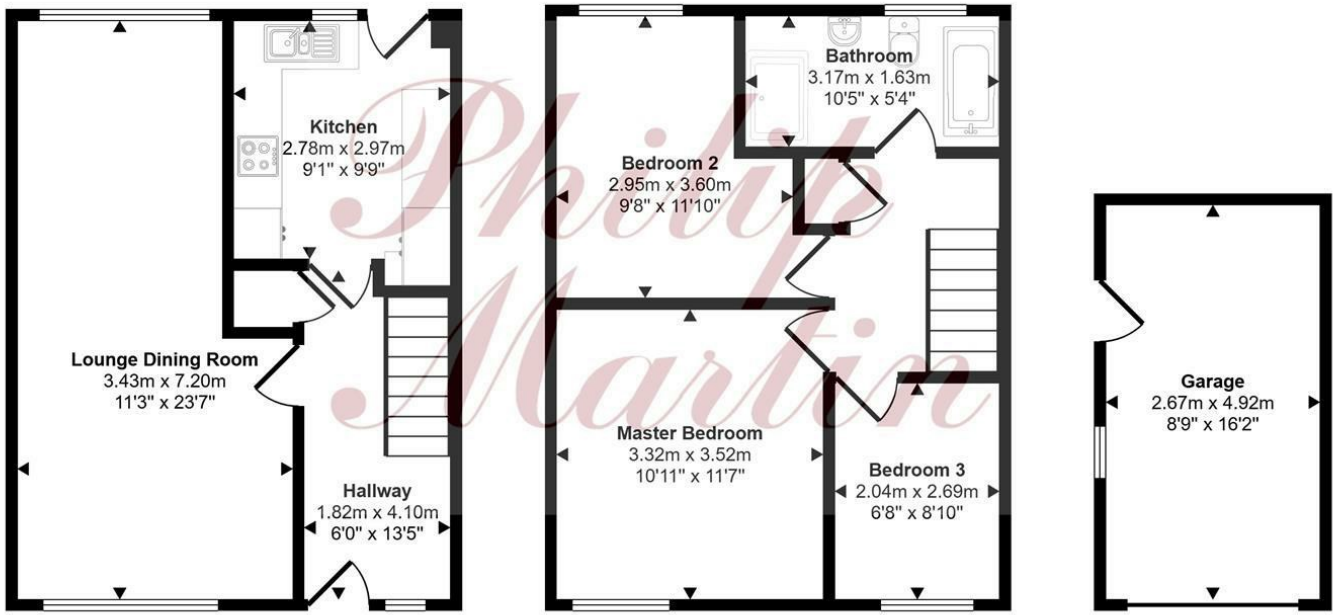
COUNCIL TAX
Band B.

TENURE
Freehold.

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.

DIRECTIONS
Proceeding up Chapel Hill out of the city centre, take the first left hand turning into Redannick Lane. Follow this road for a short distance and take the second left into Carey Park and the property can be found straight ahead where a Philip Martin for sale board has been erected.

Approx Gross Internal Area
92 sq m / 991 sq ft

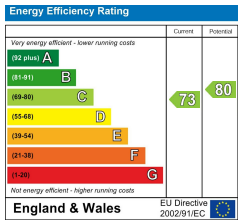


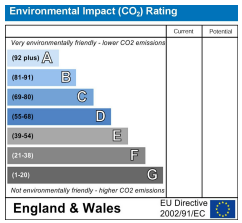
Ground Floor
Approx 39 sq m / 423 sq ft

First Floor
Approx 40 sq m / 427 sq ft

Garage
Approx 13 sq m / 141 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.





BE BRAVE
LIKE A LION
BE UNIQUE
LIKE A ZEBRA
STAND TALL
LIKE A GIRAFFE

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