



129 MORESK ROAD
TRURO
TR1 1BP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



129 MORESK ROAD

TRURO
TR1 1BP

SPACIOUS DETACHED CHALET BUNGALOW WITH LARGE GARDEN

In a very convenient location within walking distance of the city centre.
Occupying a large level plot with fabulous enclosed gardens, parking and garage.

Within a very short distance of Archbishop Benson primary school and in the catchment for Penair secondary school.

Two double bedrooms, sitting room, dining room, kitchen and shower room.
Mains gas central heating. Double glazing. Recently re-wired.

Huge potential to substantially extend (subject to consent) as neighbour is currently doing.

Freehold. Council Tax Band D. EPC - C

GUIDE PRICE £397,500

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

129 Moresk Road is an individual detached chalet bungalow located within walking distance of the city centre and excellent schools. The property is well presented throughout with light, well proportioned rooms and very high ceilings. The accommodation includes two double bedrooms on the first floor with sitting room, dining room, kitchen and shower room downstairs. All of the windows are double glazed and there is mains gas central heating. Outside is a large level rear garden that enjoys the afternoon and evening sun with many mature shrubs and plants and large lawn. A splendid summerhouse has been strategically positioned to enjoy the last of the days sun with pleasant views towards Kenwyn. At the front is a driveway that provides parking and a detached garage. There is huge potential to extend the property into a larger family home due to the excellent school catchments of Archbishop Benson and Penair as the neighbour is currently doing. The house has been re-wired in recent years.

LOCATION

129 Moresk is perfectly located for swift access into Truro and is within walking distance of Archbishop Benson primary school and Penair secondary school. Waitrose, The Great Cornish Food Hall and the Eastern Park and Ride are also close by with very regular service into the city centre and Treliske Hospital. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a flagship Marks and Spencer store, historic Cathedral and several private and state schools. The Hall For Cornwall offers a varied programme of entertainment and there are eighteen hole golf courses at Truro, Falmouth and St. Austell. The nearby creeks of St. Clements and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

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

ENTRANCE HALL

Composite door, stairs to first floor with storage cupboard below. Airing cupboard housing factory lagged hot water cylinder with immersion heater and slatted shelves. Further storage cupboard. Radiator.



SITTING ROOM

6.00m x 3.64m (19'8" x 11'11")

A light triple aspect room with windows to front, two to side and French doors opening into the rear garden. Feature fireplace incorporating wood burning stove on a granite hearth with wood mantel over. Television point. Radiator.

SHOWER ROOM

Partly tiled with modern white suite including with low level w.c,

shower cubicle with fully tiled surround, vanity sink with cupboards below. Heated towel rail. Frosted window to front. Extractor fan.

DINING ROOM

4.20m x 3.76m (13'9" x 12'4")

A well proportioned room with bay window enjoying views over the rear garden. Radiator. Telephone point. Sliding doors opening into:



KITCHEN

4.16m x 3.16m (13'7" x 10'4")
 Excellent range of modern, base and eye level kitchen units. Single stainless steel sink with mixer tap over. Kenwood single oven with grill and gas hob. Worktops with tiled splash backs. Window to front and two windows to side. Space and plumbing for washing machine and dishwasher, space for fridge/freezer. Glazed door to:

SIDE PORCH

Door opening to rear garden. Window to side. Baxi mains gas central heating boiler. Modern metal consumer unit (house rewired in recent years).

FIRST FLOOR

Study landing. Twin aspect with windows to front and rear enjoying views over the garden. Loft access.

BEDROOM ONE

4.26m x 3.33m (13'11" x 10'11")
 Window to side with shutters. Built in wardrobe. Walk in attic space. Radiator.

BEDROOM TWO

3.67m x 3.33m (12'0" x 10'11")
 Window to side with shutters enjoying views towards Kenwyn. Exposed wooden floors. Built in wardrobe. Walk in attic space with light. Radiator.

OUTSIDE

At the front is a driveway that provides parking for two cars accessed through double aluminium gates opening from Moresk Road. The front garden includes deep flower bed borders, well stocked with mature shrubs and plants, including camellias, daisies, bluebells, hydrangea and poppies. An additional gravel hard standing provides additional parking if required. A path leads along the side of the property to the rear garden with flower beds stocked with shrubs and plants including hydrangeas etc.

DETACHED GARAGE

5.00m x 3.00m (16'4" x 9'10")
 Double wooden doors. Light and power. Windows to side and rear.

REAR GARDEN

The rear garden is a sheer delight and enjoys the afternoon and evening sun. It is level and predominantly lawn and includes a paved patio and raised deck for sitting out. There is a splendid insulated summer house with light and power that is strategically placed to enjoy the evening sun with lovely views over the garden. Deep flower bed borders are well stocked with many mature shrubs and plants and there is also a bay tree, magnificent acer and bottle brush plant. A veranda is accessed from the sitting room which provides a pleasant undercover sitting out space with tiled floor and enjoys views over the gardens. Beyond the raised decking at the rear of the garden is a composting area and two log stores. A wide paved path leads from the garden along the garage to the side with access into the porch, outside tap and light. Gate leads from here to the driveway, garage and front garden.

SERVICES

Mains water, electric and gas are connected.

N.B

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

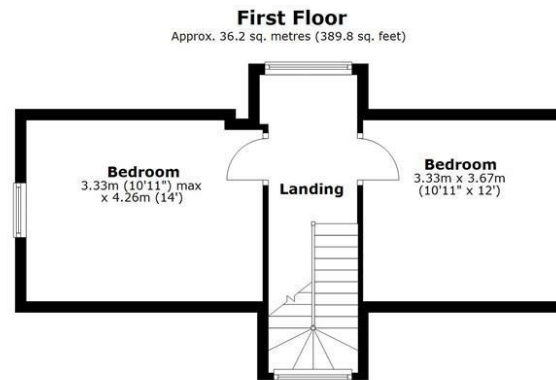
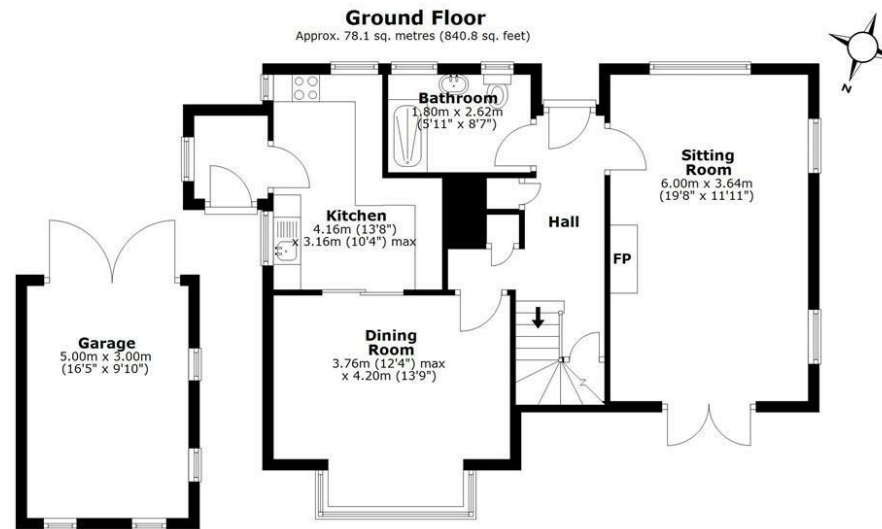
VIEWING

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.

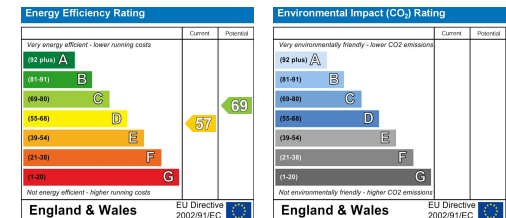
DIRECTIONS

Proceeding along St. Austell Street on the B3284 turn right just after the NCP car park into Moresk Road. Follow this road for approximately quarter of a mile and the property will be found on the left hand side where a Philip Martin board has been erected.





Total area: approx. 114.3 sq. metres (1230.6 sq. feet)
129 Moresk Road, Truro



Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin