



ROSEDENE
MORESK ROAD
TRURO, TR1 1BW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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ROSEDENE

MORESK ROAD

TRURO TR1 1BW

SPACIOUS DETACHED PROPERTY WITH LARGE GARDEN & PLANNING FOR THREE HOUSES

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

Planning permission granted for three brand new houses. Two semi detached three bedroom houses and one detached four bedroom. A material start has taken place so planning permission will stay in perpetuity.

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

Four bedrooms, one ensuite, sitting room, kitchen/dining room, lounge, bathroom and shower room.
A previous successful concrete screening test has concluded the property is mundic free.

Potential for annexe. Mains gas central heating.

In need of general updating but offering huge potential.

Freehold. Council Tax Band D. EPC - E.

GUIDE PRICE £500,000

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



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GENERAL COMMENTS

Rosedene is a spacious detached 1930's bungalow with very large garden in a sought after location within Truro. The garden extends to approximately a third of an acre and has planning permission for three houses (two semi detached and one detached). A materialistic start has been made to the development so the planning permission will never expire. The bungalow is in need of modernisation and prospective purchasers are likely to redecorate, replace the kitchen and possibly the front windows. However it offers huge potential, all the rooms are light and spacious with high ceilings and there are lots of wonderful original features. The accommodation includes four bedrooms, sitting room, large kitchen/dining room, two bathrooms and additional shower room. There is potential to create a self contained annexe if required. Outside is a private mature front garden, lots of parking, detached garage, block built workshop/outbuilding and huge rear garden which is ideal for a family.

Whilst the planning permission is in place for two semi-detached, three bedroom houses and one detached four bedroom house, the existing bungalow will have to be demolished. It is possible to re-apply for planning permission to retain the existing bungalow and look to build in the garden with a different access (subject to consent). Alternatively renovate the bungalow and make a wonderful family home.

LOCATION

Rosedene 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

A spacious hallway and a fine introduction to the property. Radiator, telephone point, picture rail, original stained glass in the entrance door. Door to:

SITTING ROOM

4.96m x 2.36m (16'3" x 7'8")

A light twin aspect room with two bay windows to front and side. Feature corner fireplace incorporating wood burning stove with tiled hearth, surround and wood mantle. Television point. Original parquet floor, radiator and picture rail.



BEDROOM TWO

3.55m x 2.99m (11'7" x 9'9")

Window to side enjoying distant views towards Kenwyn. Radiator. Doors to utility and:

EN SUITE

A fully tiled room with double shower, low level w.c and wash hand basin. Tiled floor, heated towel rail. Window to rear.

UTILITY ROOM

2.04m x 1.76m (6'8" x 5'9")

This has potential for a small kitchen and along with the adjoining bedroom could become a separate annexe for a dependent relative. Window overlooking the rear garden. Two built-in wardrobes. Airing cupboard with slatted shelves, factory lined hot water cylinder. Glazed door to:

REAR PORCH

Space and plumbing for washing machine and space for tumble dryer. Window to rear and door opening into the rear garden.

From hallway door to:

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BEDROOM FOUR

2.71m x 2.41m (8'10" x 7'10")

Window overlooking the front garden with original stained glass detailing. Built in mirror fronted wardrobe.

BATHROOM

A tiled room with white suite comprising low level w.c, wash hand basin with cupboard below, panel bath with shower attachment from taps over. Heated towel rail. Window to rear.

BEDROOM ONE

4.66m x 3.70m (15'3" x 12'1")

A large well proportioned double room with window overlooking the front garden with original stained glass detailing. Built in mirror fronted wardrobes, radiator, television point.

BEDROOM THREE

3.34m x 2.62m (10'11" x 8'7")

A double room with window to side.

SHOWER ROOM

Low level w.c, pedestal wash hand basin, shower cubicle with shower and fully tiled surround. Window to rear. Extractor fan.

LOUNGE

3.93m x 3.71m (12'10" x 12'2")

Window overlooking the garden. Radiator, television point. Picture rail. Glazed doors opening to:

KITCHEN/DINING ROOM

5.69m x 4.73m (18'8" x 15'6")

A lovely light, twin aspect room with two windows to side and sliding patio doors opening into the rear garden and onto a paved terrace for sitting out. A good selection of both base and eye level kitchen units, one and a half bowl sink with mixer tap over, worktops with tiled splashback. Integral double oven with gas hob and extractor hood hover. Space and plumbing for dishwasher. Half glazed door leading to outside. Breakfast bar. Tiled floor.

OUTSIDE

A driveway leads off Moresk Road, flanked by granite stone retaining walls with mature hedge of holly and rhododendron and leads around the side to the rear where there is lots of parking and access into the garage. There is a triangular shaped lawn on the left hand side of the driveway with hydrangea borders and a path leads from the drive to the front door and porch with original tiled floor and attractive stained glass windows. A veranda runs along part of the front elevation with tiled floor. This provides a pleasant sitting out area in which to enjoy the view over the garden which is

level lawn enclosed behind mature shrubs and trees, agapanthus, hydrangeas, griselinia and holly so relatively private from surrounding properties. The bungalow itself has Gunwalloe stone elevations underneath an artificial tiled roof with partial double glazing.

DETACHED GARAGE

Metal up and over garage door. Light and power.

REAR GARDEN

At the rear is a large paved undercover terrace providing lots of sitting out space in which to enjoy the afternoon and evening sun. The space is very private with access into the kitchen/dining room. An opening leads to the concrete hard standing and driveway which leads along the side of the bungalow to the front. There is lots of parking and plenty of space for a caravan, trailers, etc. Greenhouse. Log store. Apple tree. The garden is mainly lawn enclosed within a wooden fence boundary. Beyond the garage is a block built storage shed/workshop. The lower garden is mainly level lawn with many shrubs and plants and at the bottom of the garden is a wooded area perfect for composting etc.

PLANNING PERMISSION

Granted by Cornwall Council on 3rd November 2009 REF PA03/1485/09/R for "Demolition of existing bungalow and construction of pair of semi-detached houses with garage, detached 4 bedroom house with garage & form new entrance" As a materialistic start has taken place, the planning will last for perpetuity. Further information available from the agents.

SERVICES

Mains water, electric and drainage are connected.

N.B

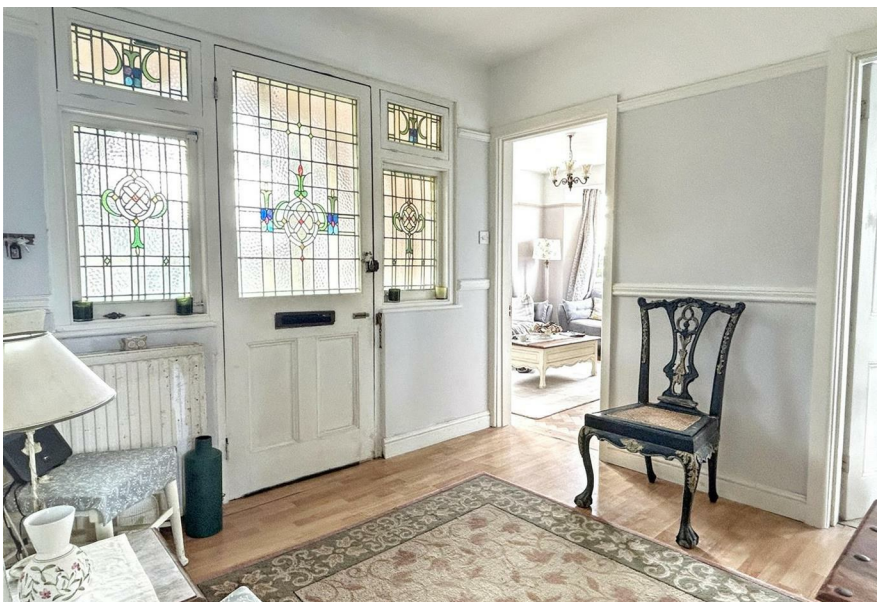
The electrical circuit, appliances and heating system have not been tested by the agents.

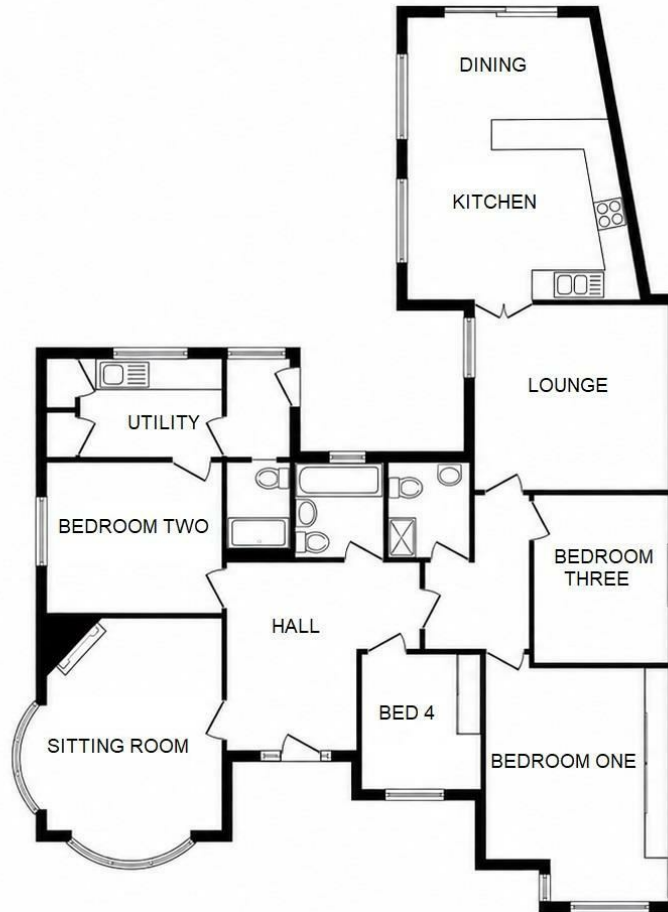
VIEWING

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		80	41

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
21-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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