



6 WOODLAND COURT

TRURO,
TR1 1XT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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THREE BEDROOM END TERRACE PROPERTY WITH
GARAGE AND PARKING

This property is situated in one of the most sought after locations within Truro and close to Archbishop Benson Primary School.

Accommodation comprising, three bedrooms, family bathroom, sitting room, kitchen/dining room, w.c and utility room.

The property also benefits from double glazing, gas central heating, off road parking and a garage.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £350,000

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PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

6 Woodland Court is a three bedroom end of terrace property situated in a highly sought after location on the eastern side of Truro. The property location is particularly appealing due to being within walking distance of the city centre, a stone's throw from the Rising Sun pub as well as within the catchment of Archbishop Benson Primary school. The property has been a much cared for home for many years by the current owner and in all, the accommodation comprises, entrance porch, sitting room, kitchen/dining room, utility, cloakroom and garage to the ground floor with three bedrooms and a family bathroom to the first floor. The property also benefits from a rear enclosed garden, off road parking and gas central heating. 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.

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

GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

4.43m x 3.96m (14'6" x 12'11")

Staircase to first floor, bay window with deep window sill and radiator. Gas fireplace.



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KITCHEN/DINING ROOM

4.41m x 2.95m (14'5" x 9'8")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated dishwasher and fridge/ freezer as well as electric oven with four ring gas hob and extractor fan over. Window to rear aspect. Ample space for dining table and double doors opening out to rear garden. Radiator.

UTILITY ROOM

Fitted with base units with stainless steel sink and drainer with space and plumbing for washing machine. Wall mounted gas boiler. Door to rear garden.

W.C.

Low level W.C and radiator with obscured window to rear aspect.

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GARAGE

4.84m x 2.54m (15'10" x 8'3")

Up and over door, electric and light. Internal door from utility.

FIRST FLOOR

LANDING

BEDROOM ONE

4.41m x 2.79m (14'5" x 9'1")

Bay window to front aspect and radiator. Door into;

BEDROOM TWO

4.37m x 2.36m (14'4" x 7'8")

Velux window to front and radiator.

BEDROOM THREE

2.78m x 2.18 (9'1" x 7'1")

Velux window to rear and radiator.

BATHROOM

2.14m x 1.86m (7'0" x 6'1")

Comprising pedestal hand wash basin, bath with shower over and low level W.C. Velux window to rear.

OUTSIDE

Accessed through double doors from the kitchen/ dining room there is a rear garden, laid to patio that is completely enclosed with timber fencing and a Cornish stone wall and is therefore perfect for children and pets. The garden is extremely private and enjoys the sunny aspect throughout the day.

SERVICES

Mains electric, water, drainage, gas.

N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

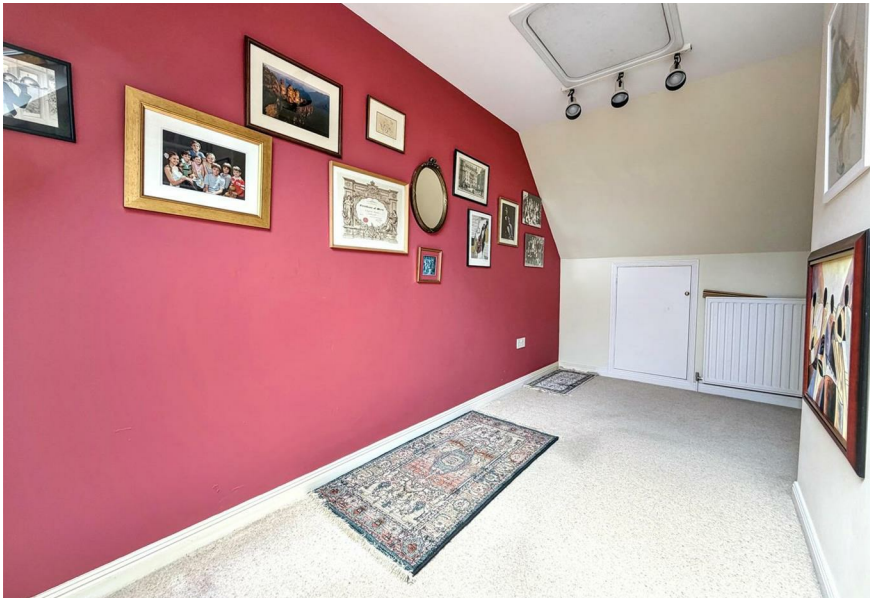
Proceeding up Mitchell Hill away from the city centre take the turning into the Magistrates Court on the right hand side of the road. Access into Woodland Court will be easily found a little way along on the left hand side. No 6 is located directly straight ahead.

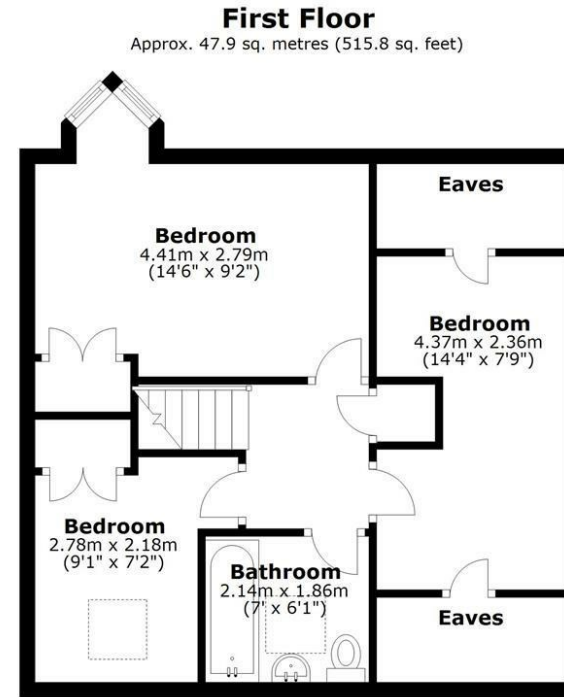
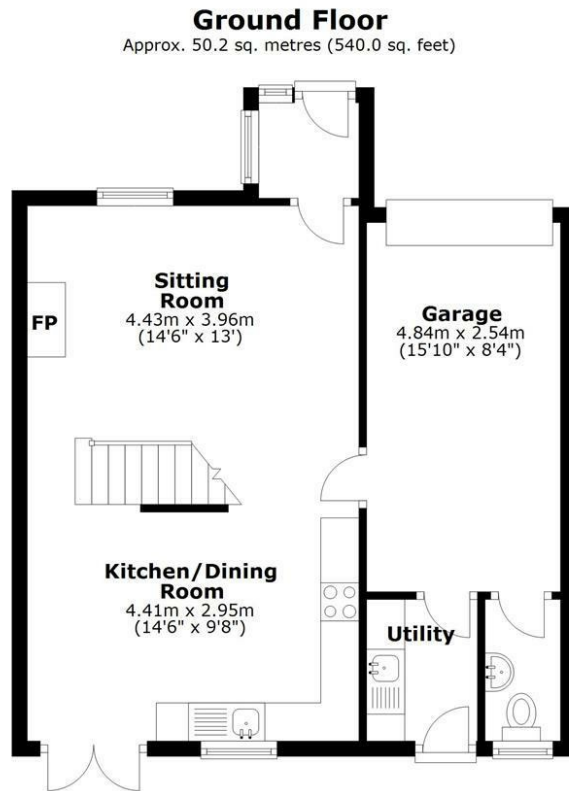
VIEWING

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.

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.





Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.

Plan produced using PlanUp.

6 Woodlands Court, Truro

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-104	A			81-91	A		
81-91	B			69-80	B		
69-80	C			55-68	C		
55-68	D			39-54	D		
39-54	E			21-38	E		
21-38	F			1-20	F		
1-20	G			Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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