



LUCERNE CHAPEL HILL

TRURO
TR13BP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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LUCERNE CHAPEL HILL

TRURO
TR1 3BP

DETACHED DORMER BUNGALOW IN A TUCKED-
AWAY POSITION

Occupying an excellent and discreet position just off
Chapel Hill.

The property provides three or four bedrooms, along with
a lounge, dining room, kitchen and bathroom.

Outside, there is a detached garage, gardens and parking.

The property is offered for sale for the first time in
approximately 66 years, presenting a rare opportunity to
acquire a much-loved home in this sought-after location.

GUIDE PRICE £400,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

Lucerne is a detached dormer bungalow situated in a highly sought-after location within Truro, enjoying a pleasant position just a short distance from the city centre, with Bosvigo Primary School quite literally a stone's throw away. The property has been a cherished family home and is offered for sale for the first time in over 66 years. While it has been well maintained throughout this time, it now offers an exciting opportunity for general refurbishment, upgrading and modernisation.

The accommodation provides four bedrooms, making it suitable for a wide range of buyers, whether as a comfortable family home or an appealing option for those seeking retirement living. The layout offers a good degree of versatility and flexibility. Externally, the property benefits from front and rear gardens, a good-sized garage, workshop and greenhouse. Parking is available alongside the garage.

LOCATION

Salisbury Road, just off Chapel Hill is essentially a cul-de-sac where it is remarkably quiet being well away from passing traffic but easily within walking distance of the shopping centre. The location is fantastic and whilst very close to the centre of Truro which is within a short 5-10 minute walk. Bosvigo primary school is also close by as is Truro High School for Girls. Truro is renowned for its excellent shopping centre, fine selection of restaurants and bars. The main line railway station is within a fifteen minute walk with links 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. Permit parking is available within Salisbury Road and along Chapel Hill.

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

HALLWAY

Light and bright with stairs to first floor.



LOUNGE

4.01 x 3.47 (13'1" x 11'4")
Bay window to front and feature fireplace.

MASTER BEDROOM

3.49 x 3.79 (11'5" x 12'5")
Built in wardrobes.

DINING ROOM

3.52 x 3.73 (11'6" x 12'2")
Feature fireplace and built in cupboards.

KITCHEN

3.52 x 2.39 (11'6" x 7'10")
Fitted kitchen with range of units, sink and drainer inset. Boiler. Space and plumbing for washing machine, fridge/freezer and cooker.



BATHROOM

1.95 x 1.80 (6'4" x 5'10")

An avocado suite with bath, w.c. and basin.

BEDROOM 2

3.48 x 2.82 (11'5" x 9'3")

FIRST FLOOR

BEDROOM 3

4.08 x 2.34 (13'4" x 7'8")

BEDROOM 4

3.62 x 2.32 (11'10" x 7'7")

EAVE STORAGE

3.58 x 1.63 (11'8" x 5'4")

OUTSIDE

The property is approached along either Salisbury Road or Chapel Hill. There is direct access to the garage as well as steps leading to the rear courtyard. From here there is access to the useful workshop as well as the rear lawned garden with a large Greenhouse. To the front of the property a low wall runs along the boundary of the property with pedestrian gated access to the front door. The south facing front has a small lawn, raised bed and a small pond are all pleasant features.

WORKSHOP

4.27 x 1.99 (14'0" x 6'6")

Light and power.

GARAGE

Approx. 21 Square metres. Metal up and over door. Light and power.

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.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

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.

COUNCIL TAX

Band D.

TENURE

Freehold.

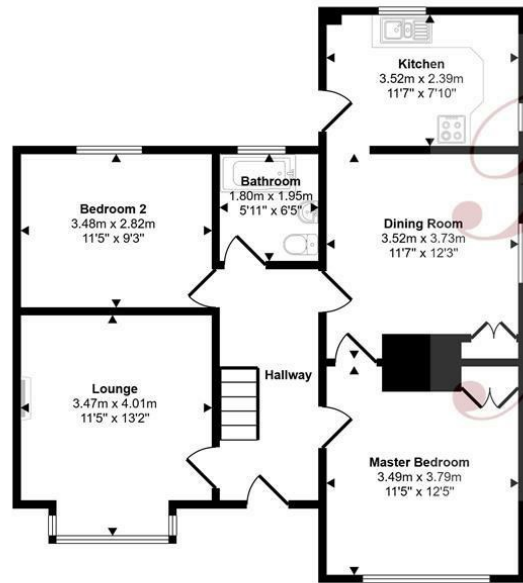
DIRECTIONS

At the lower end of Chapel Hill take the turning opposite Bosvigo Primary School into Redannick. Continue around the bend and when the road starts to rise the turning into Salisbury Road will be easily located on the right hand side. Lucerne is tucked away at the end of the road where a Philip Martin sale board has been erected.

EPC

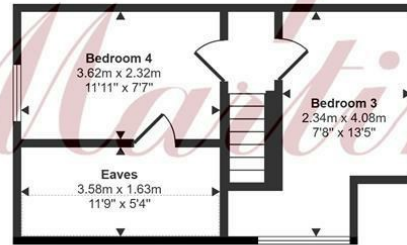
TBC

Approx Gross Internal Area
130 sq m / 1397 sq ft

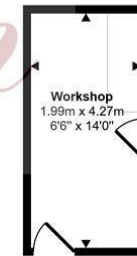


Ground Floor
Approx 72 sq m / 780 sq ft

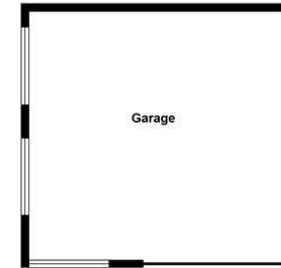
Denotes head height below 1.5m



First Floor
Approx 28 sq m / 297 sq ft



Storage Room
Approx 9 sq m / 92 sq ft



Garage
Approx 21 sq m / 228 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not energy efficient - higher running costs	1-20 (G)		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 (A)		
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	39-54 (E)		
	21-38 (F)		
Not environmentally friendly - higher CO ₂ emissions	1-20 (G)		
England & Wales	EU Directive 2002/91/EC		





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