



*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 62 TREGOLLS ROAD

TRURO  
TR1 1LD

SUBSTANTIAL PERIOD DETACHED HOUSE SOLD WITH NO CHAIN

This three bedroom detached family house is situated in a convenient location within Truro; just a short walk from the city centre and amenities on offer. Offering spacious accommodation, with huge potential to extend and enhance the dwelling, this is a rare opportunity to purchase a detached house in this non estate location.

Occupying a plot of just under 0.2 of an acre, the accommodation includes; entrance hallway, dining room, sitting room, sun room, kitchen, utility room, cloakroom, three bedrooms, bathroom and w.c. There is a driveway providing ample off road parking, with a generous rear garden and a large garage to the side.

Sold with no chain.

EPC - D. Freehold. Council Tax - E.

GUIDE PRICE £475,000

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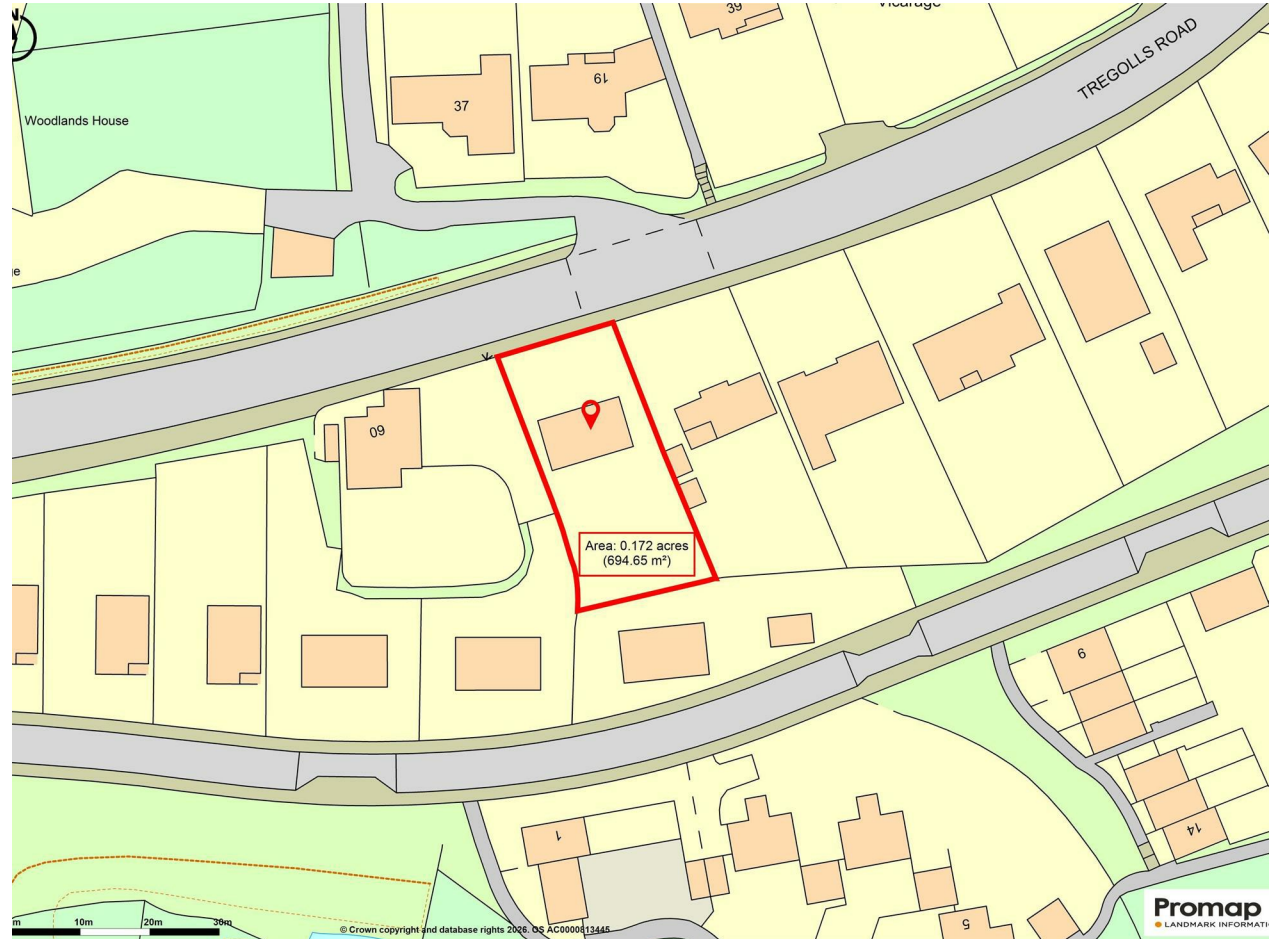
PHILIP MARTIN

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**E:** sales@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

62 Tregolls Road is a three bedroom detached period house situated in a popular residential area within Truro; just a short walk to the city centre, as well as local primary and secondary schools and further amenities. Occupying a large plot, the dwelling is south facing to the rear and therefore enjoying the sunny aspect throughout the day and offers a huge amount of potential to modernise or further extend to create a larger family house. In all, the accommodation comprises; entrance hallway, sitting room, dining room, sun room, kitchen, utility and cloakroom to the ground floor with three bedrooms, a bathroom and a separate w.c. to the first floor. There is a driveway providing off road parking for numerous vehicles, as well as an extended single garage. The rear garden is substantial, and has been terraced with mature shrubs and trees throughout.

## 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.

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

## GROUND FLOOR

### ENTRANCE HALLWAY

With radiator and stairs rising to the first floor. Doors into;

### DINING ROOM

4.0m x 4.0m (13'1" x 13'1")  
Window to front. Radiator. Fireplace.

### SITTING ROOM

4.5m x 3.30m (14'9" x 10'9")  
Window to front and an opening into the sun room. Two radiators as well as a feature fireplace.



### SUN ROOM

4.5m x 2.2m (14'9" x 7'2")  
Sliding doors opening out onto rear patio. Radiator. Opening into;

### KITCHEN

3.1m x 2.9m (10'2" x 9'6")  
Comprising a range of base and eye level units with worktops

over and tiled splashbacks. Inset stainless steel sink and drainer with window overlooking rear garden. Space for cooker with extractor fan over. Radiator. Door into;

### UTILITY ROOM

1.9m x 1.4m (6'2" x 4'7")  
Including worktop with inset sink and drainer. Space and plumbing for washing machine. Wall mounted gas boiler. Door to side.



#### CLOAKROOM

Low level w.c. and window to side.

#### FIRST FLOOR

##### LANDING

Windows to both front and rear allowing plenty of natural light. Radiator and loft access. Doors into;

##### BEDROOM

4.5m x 3.7m (14'9" x 12'1")

Dual aspect double bedroom with window to front and rear. Radiator.

##### BEDROOM

4.0m x 3.6m (13'1" x 11'9")

Window to front. Radiator.

##### BEDROOM

2.7m x 2.1m (8'10" x 6'10")

Window to rear. Radiator.

##### BATHROOM

1.8m x 1.7m (5'10" x 5'6")

Comprising a bath with shower over and vanity hand wash basin. Obscured window to rear.

##### W.C.

Low level w.c. with obscured window to side aspect.

##### GARAGE

7.0m x 2.6m (22'11" x 8'6")

Metal up and over door. Pedestrian rear access door from patio garden.

##### OUTSIDE

There is a gated entrance to the front of the property whereby there is a driveway providing off road parking for numerous vehicles leading up to the garage and front door. Access to both sides of the dwelling leads to the rear garden which has been terraced and provides plenty of space to



enjoy the south facing aspect. There is a raised patio area, with steps down to two sections of lawn with a pond and mature shrubs and trees.

#### SERVICES

Mains water, electric, drainage and gas.

#### N.B

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

#### COUNCIL TAX

E.

#### TENURE

Freehold.

#### DIRECTIONS

Leaving Truro in an easterly direction along Tregolls Road towards Tresillian, proceed through the traffic lights and the house can be found on the right hand side. A sale board has been erected for identification purposes.

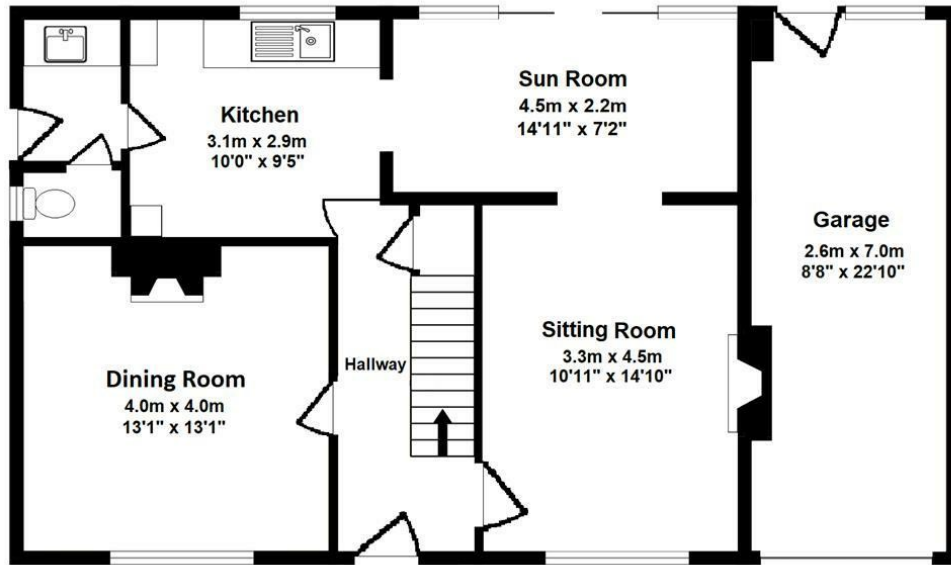
#### VIEWING

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.

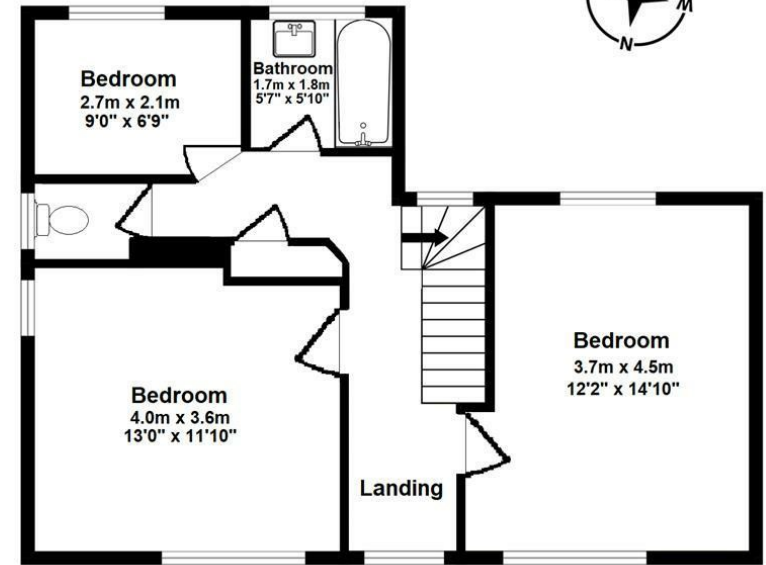
#### DATA PROTECTION

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.

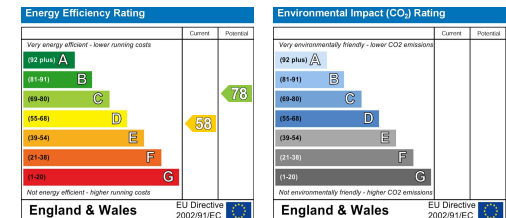
**Ground Floor**  
79.3 sqm/ 854 sqft



**First Floor**  
52.0 sqm/ 560 sqft



**TOTAL FLOOR AREA: 131.3sqm**  
1414 sqft (approx)





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