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**Penhaligon Court,
Truro**

**Guide Price £170,000
Freehold**





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Property Introduction

An opportunity to purchase this very well presented terraced home located within this exclusive over 55's development occupying a slightly elevated position enjoying a pleasant outlook.

Upon entering the property via an entrance porch, the inner hallway leads to a good size lounge/diner with sliding patio doors giving access to the rear, fitted kitchen whilst to the first floor are two bedrooms with built-in wardrobes and an additional shower room. The property has fitted emergency pull cords throughout as well as benefiting from an electric heating system complemented by uPVC double glazed windows and doors.

Externally to the rear is a pleasant sitting space overlooking well tended gardens whilst ample parking facilities are available on-site.

Location

Penhaligon Court is located just off Tregolls Road thereby ideally situated for access to the many shops and amenities the city has to offer. The development itself is set up for those looking to continue living independently but having the advantage of a resident's communal lounge, guest suite and laundry room along with an on-site house manager available from 9am to 5pm. For those wishing to participate there are organised events and regular socialising.

Truro is a popular destination for locals and visitors wishing to explore its varied cobbled streets and appreciate its Georgian architecture. Being home to The Hall for Cornwall on the piazza and its three spired cathedral it has an array of restaurants, cafes and bars with outside spaces to enjoy such as Victoria Park. Boscawen Park is situated within the popular village of Malpas with its river, tennis courts, public house and a pleasant walk taking you towards St Clements. A mainline railway station operates to London Paddington, whilst the main A30 trunk road is easily accessible making access to other destinations within the county and beyond that much easier.

ACCOMMODATION COMPRISES

uPVC double glazed entrance door opening to:-

ENTRANCE PORCH

uPVC double glazed window to side elevation. Access to:-

HALLWAY

Staircase to first floor. Understairs storage cupboard. Night store heater. Access to:-

SHOWER ROOM

Close coupled WC, shower cubicle and pedestal wash hand basin. Extractor fan. Wall light with shaver point. Wall heater.

LOUNGE/DINER 21' 9" x 9' 6" (6.62m x 2.89m) maximum measurements

uPVC double glazed window to front elevation with uPVC double glazed sliding doors to exterior. Two night store heaters, electric fire and surround. Doorway giving access to:-

KITCHEN 9' 6" x 7' 10" (2.89m x 2.39m) maximum measurements

uPVC double glazed window to rear elevation. Single stainless steel sink unit, a variety of base and wall mounted storage cupboards. Four drawer unit, a range of work surfaces, recess for cooker and part tiled walls. Plumbing for automatic washing machine.

FIRST FLOOR LANDING

Access to loft. Storage cupboard with immersion heater, access to:-

BEDROOM ONE 12' 8" x 8' 3" (3.86m x 2.51m) plus bay

Attractive uPVC bay window to the front elevation. Night storage heater. Built-in linen cupboard plus additional built-in triple wardrobe.

BEDROOM TWO 11' 1" x 9' 5" (3.38m x 2.87m)

uPVC double glazed window to rear elevation, wall heater. Built-in double wardrobe.

SHOWER ROOM

uPVC double glazed window. Walk-in shower, WC with concealed cistern, vanity wash hand basin with storage cupboard under. Wall light/shaver point and mirror. Chrome heated towel rail.

EXTERIOR

Immediately to the rear of the property is a private patio enjoying a pleasant outlook over an area of garden with a variety of shrubs. We understand that this particular sitting area is owned by the development and not forming part of the freehold to the property. Throughout the development are well maintained communal gardens with sitting spaces as well as ample parking facilities within the car park.

SERVICES

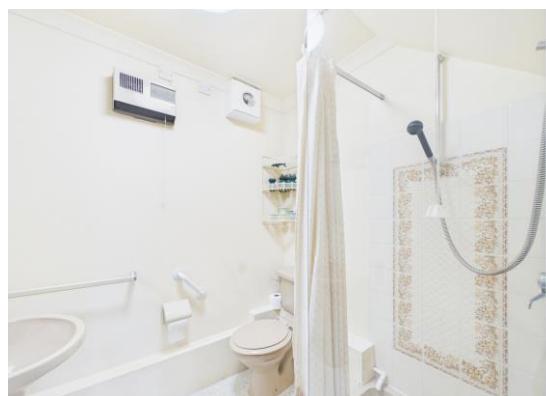
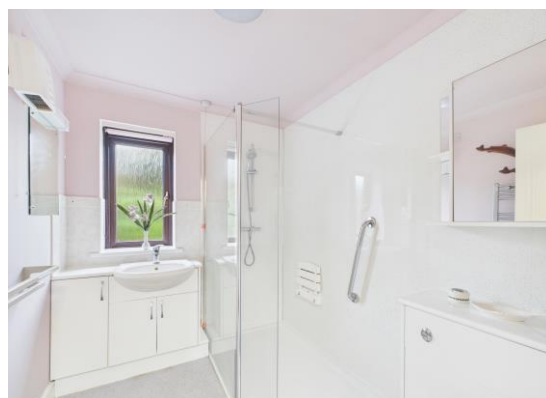
Mains drainage, mains water and mains electric.

AGENT'S NOTE

£345.00 per calendar month to include buildings insurance, water, gardening, external house painting and window cleaner.

DIRECTIONS

Proceeding out of Truro on Tregolls Road, at the traffic lights turn left into Trevithick Road taking the first turning on the right hand side leading into Penhaligon Court. As you enter turn left and there is a row of terraced properties immediately in front of you where the property is situated. If using What3words:- lift.letter.charm

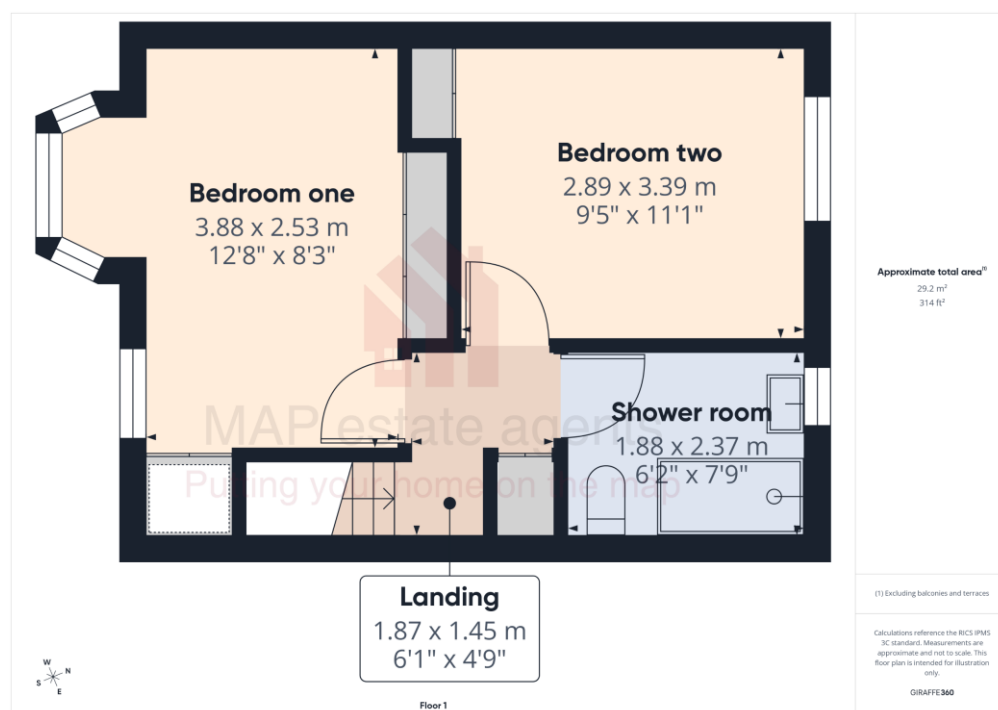
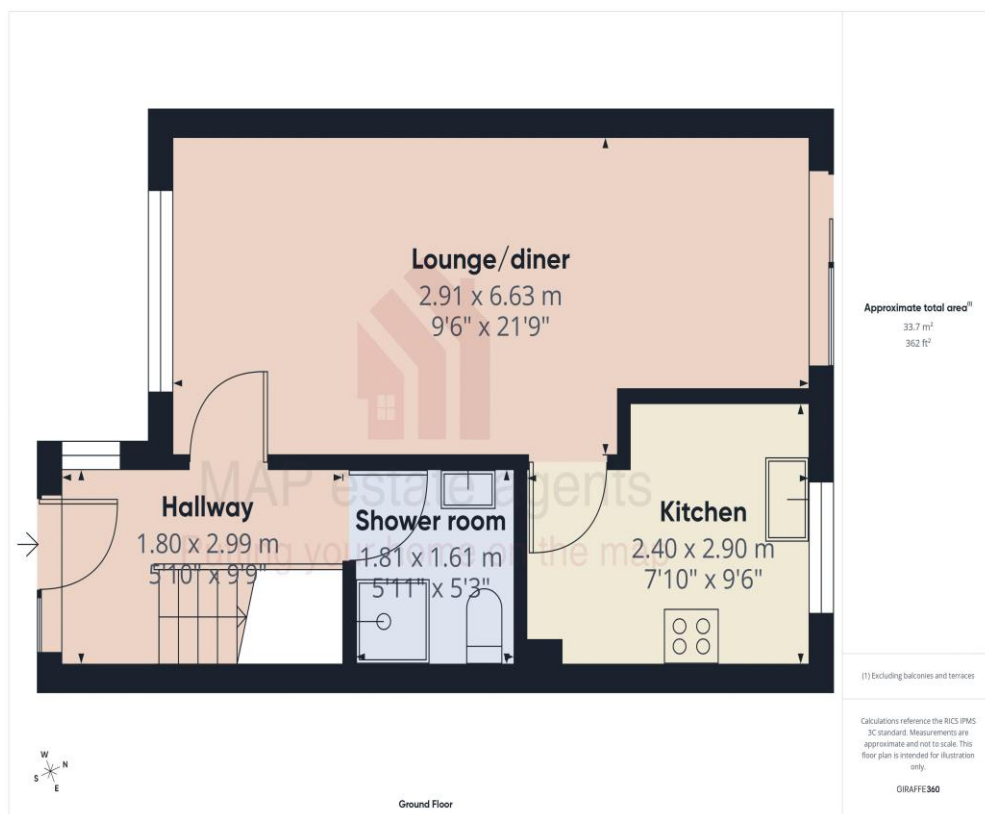


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	71	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



MAP's top reasons to view this home

- Modern terraced property for the over 55's
- Two bedrooms
- 21' Lounge/diner
- Ground floor and first floor shower rooms
- Electric heating system
- On-site manager
- Offered for sale chain free
- Communal gardens
- Guest suite and laundry room
- Ample parking within the development



01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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