



37 TREYEW ROAD

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 37 TREYEW ROAD TRURO CORNWALL TR1 2BY

5 BEDROOM TOWN HOUSE WITH CATHEDRAL  
VIEWS, PARKING AND GARAGE

Situated in a superb location on the outskirts of the city centre this 5 bedroom town house makes the perfect family home but also has versatility for commercial use subject to the necessary consent.

In all the accommodation comprises of 5 bedrooms, 2 reception rooms, kitchen/dining, 1 bathroom and 2 shower rooms.

With rear gardens, outbuildings and garage.

OFFERS OVER £550,000

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## GENERAL COMMENTS

37 Treyew Road is a substantial five bedroom Edwardian townhouse with exceptional interior presentation, a wealth of original character features and outstanding far reaching city and cathedral views.

This property has been used as a wonderful and cherished family home for many years and has the potential to continue as one house suitable for a large or growing family or possible conversion into a guest house, amongst other uses and possibilities.

In all the commodious accommodation is arranged over three floors and incorporates 5 bedrooms, 2 reception rooms, kitchen/dining room, bathroom and two shower rooms offering over 2,000 square feet of space.

The property has a lovely rear courtyard garden with two small outbuildings and across a vehicular lane, a very private separate garden with a garage and parking.

## 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):

### ENTRANCE VESTIBULE

1.46 x 1.46 (4'9" x 4'9")

### HALL

With tessellated tiled floor and stain glass internal door.

### LOUNGE

4.11 x 4.98 (13'5" x 16'4")

A light and bright lounge to the front of the property with large bay windows, high panelled ceilings and fire place. Radiator. Skirting and coving throughout. Ceiling rose and light fixture.

### RECEPTION ROOM

3.85 x 4.17 (12'7" x 13'8")

The reception room to the rear of the property can be used as a study or additional dining room with high ceilings and window to the rear. Built in shelving units either side of the fire place with wood mantle and slate hearth. Radiator.



### KITCHEN/DINING ROOM

3.19 x 6.64 (10'5" x 21'9")

Located at the end of the property is an open plan family kitchen/dining room. An array of base and eye level units with worktops over. Integrated double oven and microwave, gas hob with stainless steel extractor over. Porcelain white basin and space for American- style double fridge freezer. Decorative fire surround, built in storage, window seat, wood flooring and spotlights throughout. Door leading to;

### UTILITY ROOM

2.31 x 1.80 (7'6" x 5'10")

Housing the washing machine, built in storage and door leading to the garden. Boiler.

### FIRST FLOOR

#### MASTER BEDROOM

3.88 x 4.90 (12'8" x 16'0")

The Master bedroom is located on the first floor with a small staircase leading to the landing. Bay windows to the front of the room, feature decorative fire place with built in wardrobes either side. Radiator.

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#### SHOWER ROOM

1.73 x 2.53 (5'8" x 8'3")

The shower room is located next to the master bedroom and has w.c, walk in shower cubicle, stainless steel heated towel rail and white floating sink. Tiled flooring and window to the rear of the room.

#### BEDROOM 2

3.76 x 4.31 (12'4" x 14'1")

Window overlooking the rear garden with views of the city. Radiator and decorative fire place with wood mantel and slate hearth.

#### BATHROOM

1.91 x 2.76 (6'3" x 9'0")

The bathroom located on the first floor is half panelled with a large frosted window to the side of the room. Panelled bathtub with shower mixer tap. Low level w.c and hand wash basin.

#### BEDROOM 3

3.08 x 3.43 (10'1" x 11'3")

Currently used as a study but can be used as an additional bedroom. Window to the rear overlooking the garden and views of the cathedral with decorative fire place.

#### SECOND FLOOR

#### BEDROOM 4

3.18 x 3.55 (10'5" x 11'7")

Double bedroom with window overlooking the garden. Radiator.

#### BEDROOM 5

3.11 x 3.48 (10'2" x 11'5")

Currently used as another living room but can be used as additional bedroom. Window to the front of the property and built in storage.

#### SHOWER ROOM

1.42 x 2.62 (4'7" x 8'7")

The shower room is located next to 5th bedroom and has w.c, walk in shower, stainless steel heated towel rail and white floating sink. Tiled flooring and velux window.

#### OUTSIDE

Leading from the kitchen is a landscaped, paved patio area with established climbing plants along the trellis and potted plants throughout. Two outbuildings can be accessed via the garden along with a gate which opens to the rear access lane. Across the lane there is parking for several cars as well as the garage (offering tremendous potential for further development) and potential to create parking at front subject to necessary consents. A pathway to the lower garden with greenhouse, lawn and patio area.

#### GARAGE

3.15 x 6.08 (10'4" x 19'11")

Up and over door.

#### COUNCIL TAX/TENURE

Band D - Freehold.

#### SERVICES

Mains gas, water, electricity and drainage.

#### N.B

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

#### 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.

#### 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.

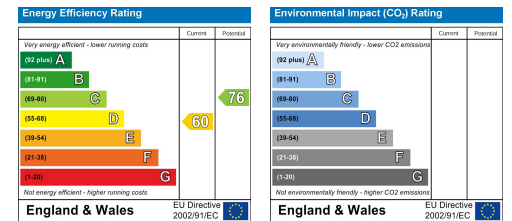




Approx Gross Internal Area  
213 sq m / 2294 sq ft



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.











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