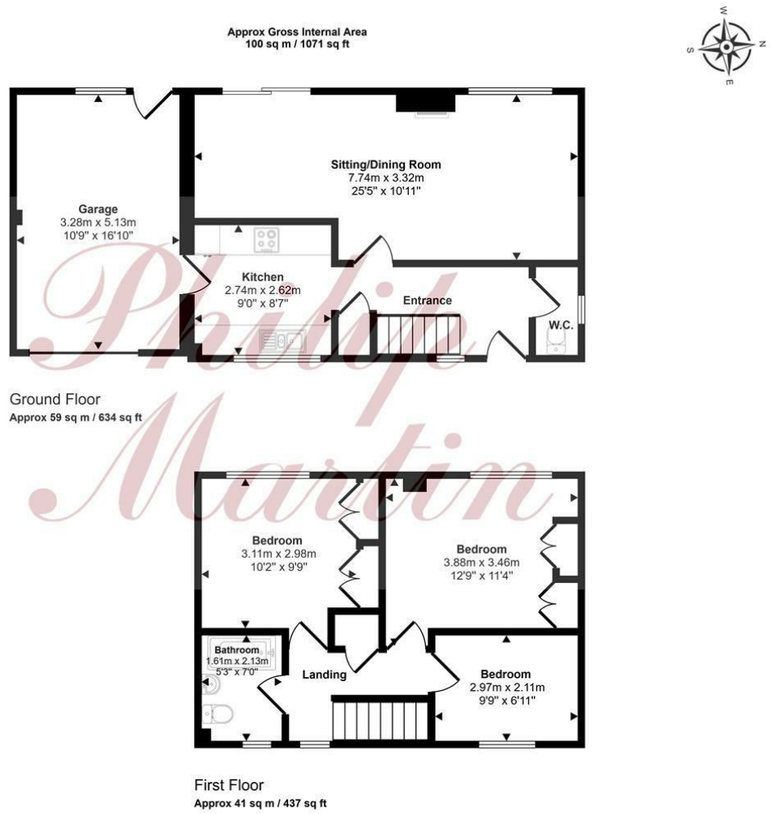
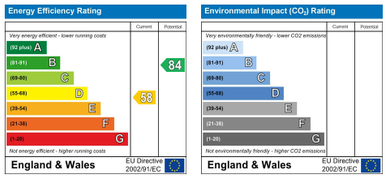
EPWORTH CLOSE, TRURO



Key Features

- DETACHED HOUSE
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- BATHROOM & W.C.
- PARKING & GARAGE
- ENCLOSED REAR GARDEN
- CATHEDRAL VIEWS
- POPULAR LOCATION
- NO CHAIN

Energy performance rating



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4 EPWORTH CLOSE, TRURO, TR1 1UP

DEATCHED HOUSE SOLD WITH NO CHAIN

This three bedroom detached house is situated in a popular residential cul-de-sac in Truro; just a stone's throw of the city centre and a wide range of amenities including primary and secondary schools. The property has been modernised with contemporary kitchen and bathroom suites, as well as a replaced gas boiler. In all, the accommodation comprises; entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. There is off street parking, a single garage and an enclosed rear garden.
EPC - D. Freehold. Council Tax - D.

Guide Price £325,000

The Property

4 Epworth Close is a well proportioned three bedroom detached house situated in a convenient location in Truro. The property is located in the corner at the end of this quiet cul-de-sac; yet is within walking distance of the city centre and a wide range of amenities including primary and secondary schools. The property has been modernised over recent years and in all, the accommodation comprises; entrance hall, cloakroom, sitting/dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. There is off street parking, a single garage and an enclosed rear garden.

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 Hallway

W.C.

Low level W.C, pedestal hand wash basin with tiled splashback, radiator, and obscured window to side.

Sitting/Dining Room

25'4" x 10'10" (7.74m x 3.32m)
A spacious room with windows and patio doors to rear aspect. Two radiators. Open fireplace.

Kitchen

8'11" x 8'7" (2.74m x 2.62m)
A range of base and eye level units with worktops over and tiled splashbacks. Integrated appliances including electric oven and hob and extractor fan over. Cupboard housing gas boiler. Space for undercounter fridge and freezer, with plumbing for washing machine. Radiator. Window to front aspect with door into;

Integral Garage

16'9" x 10'9" (5.13m x 3.28m)
Metal up and over door. Pedestrian door into rear garden and door into kitchen. Light and power connected.

First Floor

Landing

Bedroom

12'8" x 11'4" (3.88m x 3.46m)
Window to rear with views of the Cathedral. Fitted wardrobes. Radiator.

Bedroom

10'2" x 9'9" (3.11m x 2.98m)
Window to rear with views of the Cathedral. Fitted wardrobes. Radiator.

Bedroom

9'8" x 6'11" (2.97m x 2.11m)
Window to front. Radiator.

Bathroom

6'11" x 5'3" (2.13m x 1.61m)
Modern bathroom suite comprising bath with shower over, vanity hand wash basin and low level w.c. Window to front, extractor fan and heated towel rail.

Outside

The property is located at the end of the cul-de-sac, occupying a quiet plot with a driveway providing off road parking in front of the garage. There is gated side access which leads to the rear garden which is completely enclosed with many mature plants, shrubs and trees and enjoys the sunny aspect.

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

D.

Tenure

Freehold.

Directions

From Trafalgar roundabout proceed along St. Clements Hill and take the first right into Trennick Lane which ultimately leads to Truro School. Epworth Close is the first turning on the left hand side and once entering the close turn left again and No. 4 can be found on the left hand side at the end of the cul-de-sac where a Philip Martin Fore Sale board has been erected.

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.

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