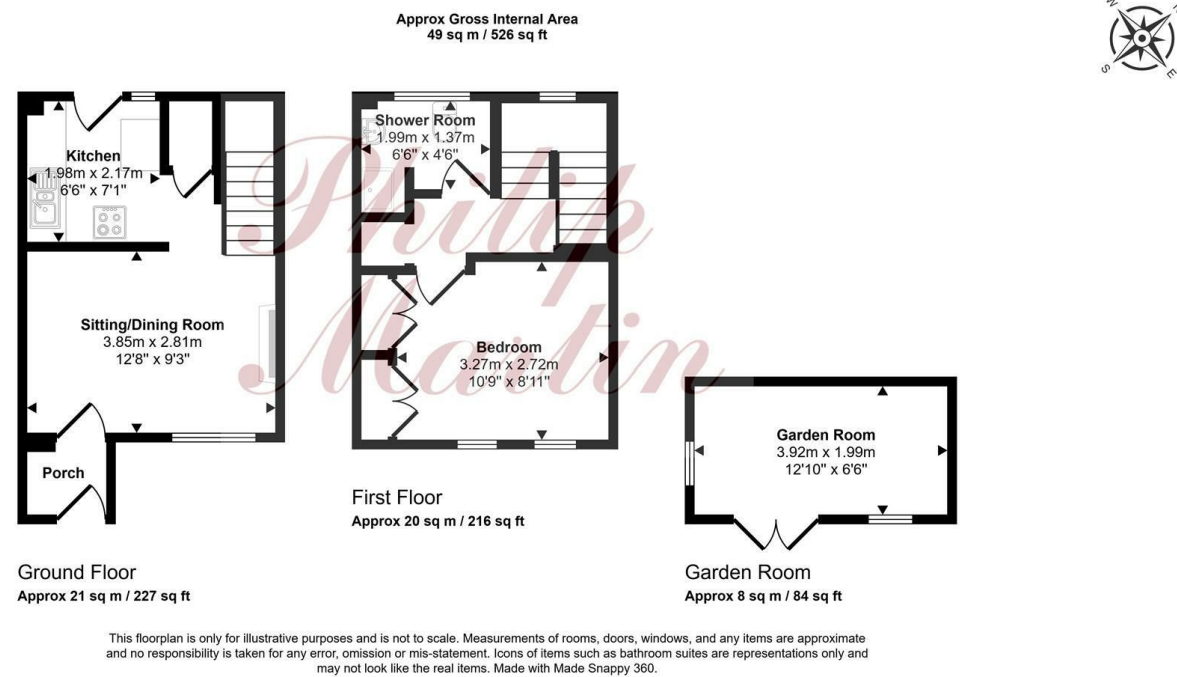


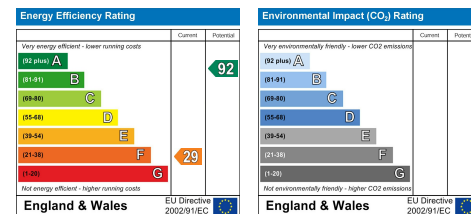
TRENCREEK CLOSE, ST. ERME



KEY FEATURES

- END TERRACED HOUSE
- DOUBLE BEDROOM
- SITTING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- OFF ROAD PARKING
- LARGE GARDEN STUDIO
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- VIEWING RECOMMENDED

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



54 TRENCREEK CLOSE, ST. ERME, TRURO, TR4 9RA END TERRACED PROPERTY IN POPULAR VILLAGE LOCATION

This one double bedroom end terraced house is situated in the popular village of St Erme. In all, the accommodation includes; entrance porch, sitting/dining room, kitchen, a double bedroom and a shower room. There is a fantastic garden studio which provides an additional, versatile space as well as communal parking and an enclosed rear garden.

EPC - F. Freehold. Council Tax - A.

GUIDE PRICE £189,950

CONTACT US

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THE PROPERTY

54 Trencreek Close is a one bedroom end terrace house located in a quiet tucked away position within the convenient village of St Erme, only four miles north of the city of Truro. The property benefits from solar panels, which are owned by the current client and were installed just 18 months ago. There are five on the front elevation and three to the rear. The accommodation comprises; entrance porch, sitting/dining room and kitchen to the ground floor, with a double bedroom and a shower room to the first floor. There is an enclosed rear garden laid to patio and lawn, as well as a fantastic, modern garden studio which provides additional space. There is allocated parking and double glazing. This property is perfect for those looking for a first time purchase or a buy to let investment.

ST ERME

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station 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 A30 is close by for quick commuting through and out of the county.

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

GROUND FLOOR



ENTRANCE PORCH

Door into;

SITTING/DINING ROOM

12'7" x 9'2" (3.85m x 2.81m)

Window to front, stairs rising to first floor and door into;

KITCHEN

7'1" x 6'5" (2.17m x 1.98m)

Fitted with base and eye level units with window and door opening out to rear garden. Space for fridge/freezer, cooker and washing machine. Inset sink and drainer unit.

FIRST FLOOR

LANDING

Providing access to loft and doors into;

BEDROOM

10'8" x 8'11" (3.27m x 2.72m)

Two windows to front aspect. Fitted wardrobes.

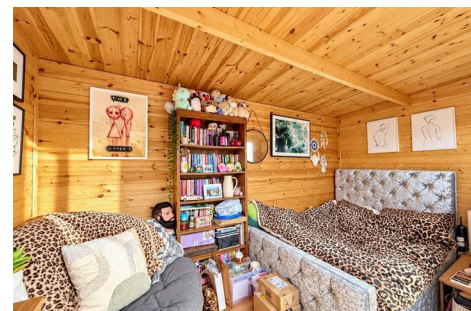
SHOWER ROOM

6'6" x 4'5" (1.99m x 1.37m)

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear.

OUTSIDE

At the front is a small lawn and a pathway leads to the front door. The rear garden is enclosed with timber fenced boundaries and laid to patio and lawn. There is a substantial garden studio that is double galzed with electricity connected to make a useful additional living space, office or studio. There is rear access via a



pedestrian gate and communal parking to the front of the dwelling.

GARDEN STUDIO

12'10" x 6'6" (3.92m x 1.99m)

A modern addition to the property, approximately 18 months ago which provides a useful additional living space, home office or studio.

SERVICES

Mains water, electric and drainage.

N.B

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

PLEASE NOTE

By virtue of Section 21 of the Estate Agents Act 1979 it is necessary to declare that one of the partners of Philip Martin is a connected person by being related to the sellers of this property.

COUNCIL TAX

A.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and take the right hand turning clearly signposted St. Erme. Follow the road around to the left and take the next right hand junction onto Eglos Road and take the next turning on the left into Trencreek Close. Take the first right hand turning into the cul-de-sac and No.54 can be found on the left hand side.

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.