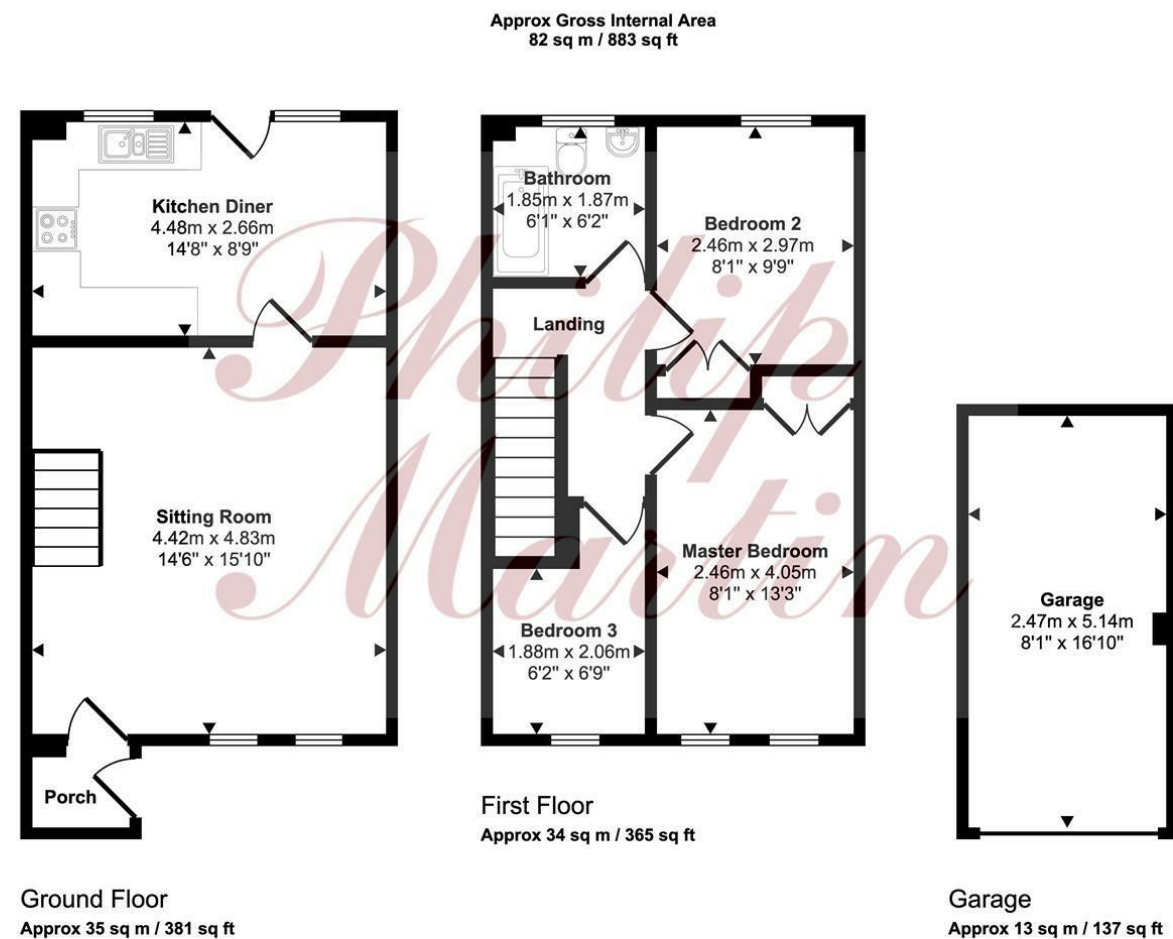


ST. ERME

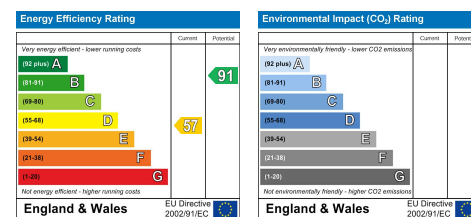


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- Three Bedrooms
- Kitchen/Dining Room
- Garden
- Solar Panels
- No Chain
- Sitting Room
- Bathroom
- Garage
- Double Glazing
- Viewing Essential

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



25 TREVELLA VEAN, ST. ERME, TRURO, TR4 9BS

MIDDLE TERRACED MODERN HOUSE IN POPULAR VILLAGE

Tucked away in a quiet setting and rented out for many years and sold with no chain.

Three bedrooms, sitting room, kitchen/dining room and bathroom.

Enclosed rear garden. Double glazing. Electric heating.

Solar panels owned by the vendor and included in the sale.

Freehold. Council Tax Band B. EPC - D

GUIDE PRICE £190,000

GENERAL COMMENTS

This property is located in the desirable village of St Erme. Offered with no onward chain and vacant possession, it is an ideal opportunity for first time buyers or those seeking a buy-to-let investment. Whilst the interior would benefit from modernisation, it offers spacious living accommodation. Outside is an enclosed courtyard garden and a single garage. The accommodation includes: entrance porch, sitting room, kitchen/dining room, three bedrooms and bathroom. Solar panels have been installed in recent years and are owned by the vendors. These are included in the sale and reduce electricity bills considerably. The house has been let out for many years and is being sold with vacant possession and no chain. An internal viewing is essential.

LOCATION

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.

ENTRANCE PORCH

Double glazed door. Electric consumer unit, isolation switch for PV panels. Door to:

SITTING ROOM

14'6" x 15'10" (4.42m x 4.83m)

Two windows to front. Stairs rise to first floor. Electric radiator. Television point. Door to the kitchen/dining room.

KITCHEN/DINING ROOM

14'8" x 8'8" (4.48m x 2.66m)

Window and half glazed door overlooking rear courtyard garden. Base and eye level kitchen units. Single stainless steel sink/drain, worktops with tiled splashbacks. Electric double oven and hob. Space and plumbing for a washing machine. Electric radiator.

FIRST FLOOR

Landing. Loft access. Doors to all first floor rooms.

MASTER BEDROOM

8'0" x 13'3" (2.46m x 4.05m)

Two windows to the front. Radiator. Built in wardrobe.

BEDROOM TWO

8'0" x 9'8" (2.46m x 2.97m)

Window to the rear. Radiator. Built in wardrobe.

BEDROOM THREE

6'2" x 6'9" (1.88m x 2.06m)

Window to the front.

BATHROOM

6'0" x 6'1" (1.85m x 1.87m)

A white suite with low level w.c, pedestal wash hand basin, panel bath with fully tiled surround, shower and shower screen above. Frosted window to rear.



OUTSIDE

At the rear is a courtyard garden accessed from the kitchen/dining room and via a rear pathway alongside the garage. The courtyard is enclosed within a solid wall and fence and very secure for children and pets. A gate leads to the rear where there is access to the garage.

GARAGE

16'10" x 8'1" (5.14m x 2.47m)

Metal up and over door. Light and power.

SERVICES

Mains, water, electric and drainage

N.B

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

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.

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 and take the next right hand junction. Follow this road along passing the church on your right hand side.

After a short take a left hand turning and follow the road to the garages. A pedestrian path leads from the road to the front of the house. It is advisable for viewings to park on the road and walk to the house.

