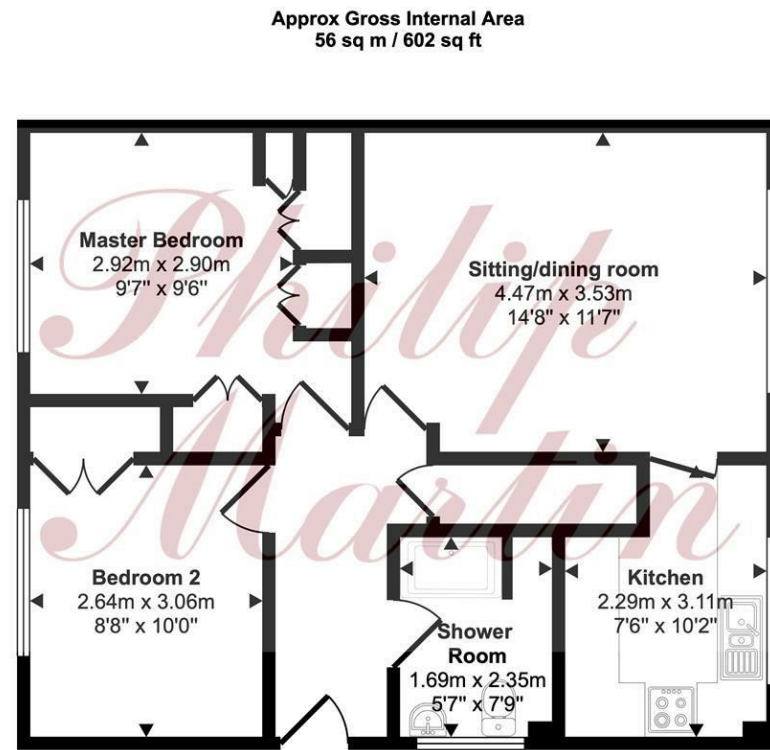


TREWIDDEN COURT, TRURO



Floorplan

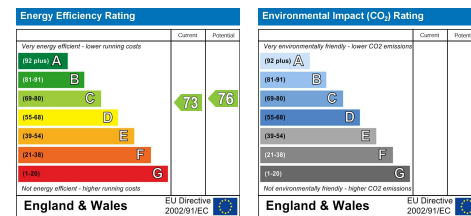
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- SOLD WITH NO CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE
- JUST OUTSIDE CITY CENTRE
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- COMMUNAL GARDENS
- uPVC DOUBLE GLAZING THROUGHOUT

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:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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7 TREWIDDEN COURT, TRURO, TRI 1LP  
TWO BEDROOM APARTMENT SOLD WITH NO CHAIN

A spacious and well presented two bedroom ground floor apartment located within the sought after Trewidden Court development on the outskirts of Truro. The property offers well proportioned accommodation comprising; an entrance hall, sitting/dining room, fitted kitchen, two double bedrooms and a family shower room. Externally there are communal gardens, off road parking and a garage. Conveniently situated for the city centre and local amenities, the property would make an ideal first time purchase, downsized or investment.

EPC-C. Leashold. Council Tax-B.

GUIDE PRICE £175,000

**GENERAL COMMENTS**

A spacious and well presented two bedroom ground floor apartment situated within the well regarded Trewidden Court development in Truro. Conveniently located for access to the city centre and local amenities, the property offers comfortable and practical accommodation throughout. The accommodation comprises; an entrance hall, generous sitting/dining room, fitted kitchen, two double bedrooms and a family bathroom. Externally, residents can enjoy the well maintained communal gardens, whilst further benefits include off road parking and a garage. An excellent opportunity for first time buyers, those looking to downsize or investment purchasers alike. Viewing is highly recommended.

**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.

**ENTRANCE HALL****KITCHEN**

7'6" x 10'2" (2.29m x 3.11m)  
A range of base and eye level units. Stainless steel sink and drain away. Electric cooker with extractor fan over. Space and plumbing for washing machine. Window to the front.

**SITTING/DINING ROOM**

14'7" x 11'6" (4.47m x 3.53m)  
Window to the front. Radiator

**BEDROOM ONE**

9'6" x 9'6" (2.92m x 2.90m)  
A range of fitted wardrobes. Window to the rear. Radiator.

**BEDROOM TWO**

8'7" x 10'0" (2.64m x 3.06m)  
Window to the rear. Fitted wardrobe. Radiator

**BATHROOM**

5'6" x 7'8" (1.69m x 2.35m)  
Double shower cubical tiled to full height. Extractor fan, heated towel rail, hand wash basin and low level W.C. Window to side. Radiator.

**OUTSIDE**

Communal gardens, off road parking and garage with metal up and over door.

**SERVICES**

Mains water, electric, drainage and gas.

**N.B**

The electrical circuit, appliances and heating system have not been tested by the agents.  
Our clients have disclosed that they have a valid EICR and Gas Safety Certificate.

**TENURE**

Leasehold. The lease is 999 years from 1 January 1980. The freehold is owned by Trewidden Management Limited, in which Number 7 holds a 1/12 share. The service charge is £1188 per year, and the ground rent is £12, This can be paid flexibly, either upfront or monthly.

**DIRECTIONS**

Proceed out of Truro via Tregolls Road passing the Shell garage at Trafalgar Roundabout and continue along the A390 in the direction of St Austell. After a short distance take the right hand turn towards Beachwood Park and then immediately right again onto Chellew Road. Then take the first right into Trewidden Close, where Trewidden Court will be found on the left hand side just a short distance along.

**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.

