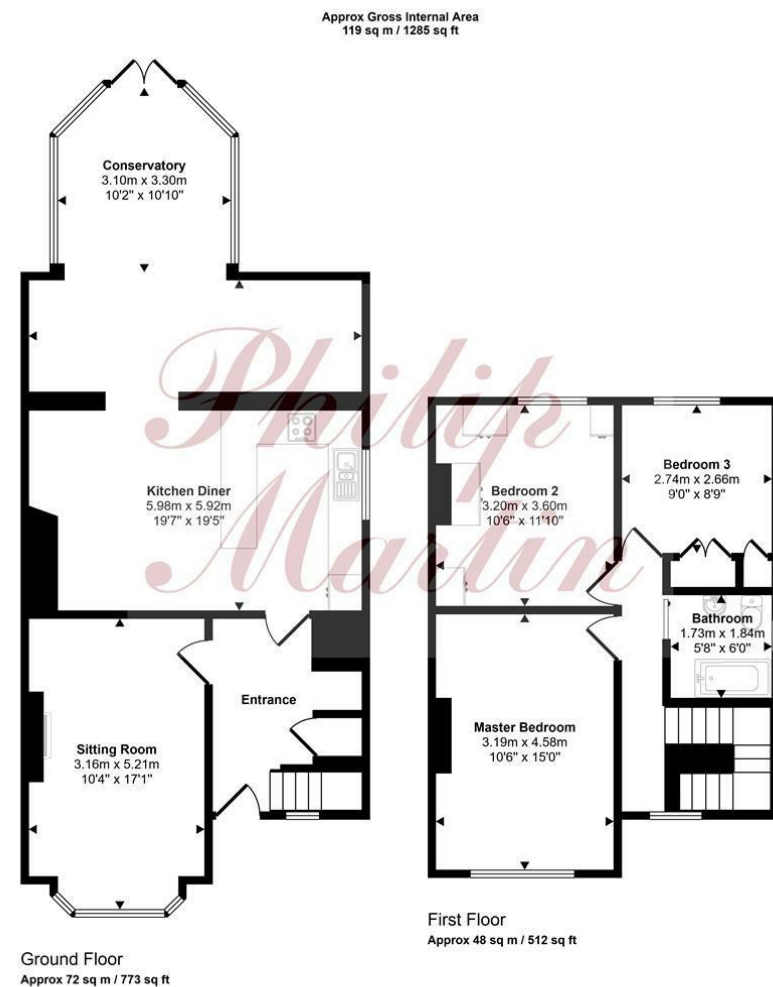


## TRESAWLS ROAD, TRURO

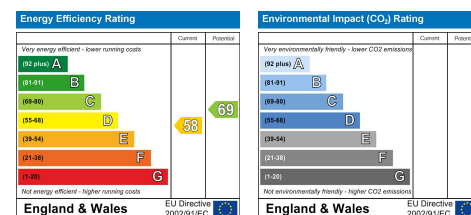


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- NO CHAIN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- GAS CENTRAL HEATING

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

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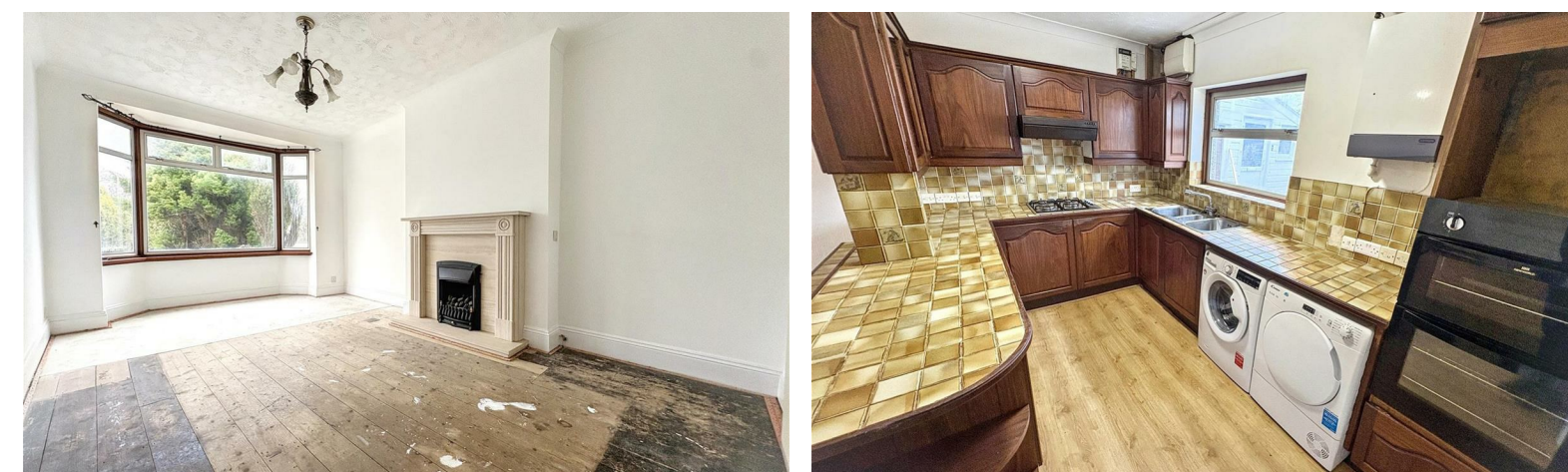
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### 6 TRESAWLS ROAD, TRURO, TR1 3LF

#### THREE BEDROOM SEMI-DETACHED PROPERTY SOLD WITH NO CHAIN

Situated just outside the city in a very convenient location close to the hospital, golf course and out of town retail park. The accommodation comprises an entrance hall, sitting room, kitchen/dining room and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking and access to the garage. The rear garden features a patio area and lawn. EPC-D. Freehold. Council Tax- C.

GUIDE PRICE £315,000



## GENERAL COMMENTS

A semi-detached three-bedroom property sold with no chain located in a highly convenient position on the outskirts of the city. The property offers well-proportioned accommodation with light and spacious rooms, although it would benefit from updating. The accommodation comprises an entrance hall, sitting room, kitchen/dining room and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from a large driveway providing ample off-road parking and access to the garage. The rear garden features a patio area and lawn.

## 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

## SITTING ROOM

10'4" x 17'1" (3.16m x 5.21m )

Bay window to front, radiator and feature fireplace.

## KITCHEN/DINING ROOM

19'7" x 19'5" (5.98m x 5.92m )

Fitted with a good range of base and eye level units with worktop over, tiled splash backs, sink and drainer inset. Four ring gas hob with extractor over and Radiator. Wall mounted boiler and electric oven. Space and plumbing for washing machine and dryer. Space for family dining table.



## SNUG/FAMILY ROOM

## CONSERVATORY

10'2" x 10'9" (3.10m x 3.30m)

Door opening onto rear garden and radiator

## FIRST FLOOR

## MASTER BEDROOM

10'5" x 15'0" (3.19m x 4.58m)

Window to front and Radiator

## BEDROOM TWO

10'5" x 11'9" (3.20m x 3.60m )

Window to rear, built in wardrobe and radiator.

## BEDROOM THREE

8'11" x 8'8" (2.74m x 2.66m)

Window to rear, built in wardrobe and radiator.

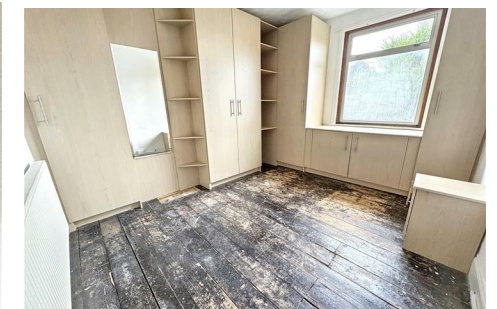
## BATHROOM

5'8" x 6'0" (1.73m x 1.84m)

Fully tiled, comprising wash hand basin, low level w.c, bath with shower over, heated towel rail and partially tiled walls. Obscured window to side.

## OUTSIDE

The property is approached via a private access drive offering ample off-street parking and access to the garage. To the rear, the attractive gardens comprise a paved patio area, accessed directly from the conservatory, and an enclosed lawn ideal for outdoor entertaining.



## GARAGE

In need of repair/rebuilding.

## SERVICES

Mains water, electricity, drainage and gas.

## N.B

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

## TENURE

Freehold.

## COUNCIL TAX

C.

## 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.

## DIRECTIONS

From Truro proceed in a westerly direction along the A390 to Tresawls Road. Proceed along this road for a short distance and the property can be found on the left hand side where a Philip Martin board has been erected.