



9 KENWYN GARDENS  
TRURO  
TR1 3FY

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*



# 9 KENWYN GARDENS

TRURO

TR1 3FY

BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE  
IN QUIET LOCATION

Located in the highly regarded Kenwyn Gardens and within walking distance of the City Centre.  
Three bedrooms - master with en suite, lounge/dining room, fitted kitchen with integral appliances, bathroom and cloakroom.  
Fabulous landscaped gardens enjoying a sunny aspect and privacy. Many wonderful specimen shrubs and plants and Summerhouse  
Driveway parking for two cars.  
Double glazing. Mains gas fired central heating.  
Underfloor heating on the ground floor with conventional radiators upstairs.  
Sold with no onward chain. Internal viewing essential.  
Freehold. Council Tax Band E. EPC - C.

GUIDE PRICE £515,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

**E:** sales@philip-martin.co.uk

**www.philip-martin.co.uk**



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

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

A fabulous semi detached modern house with magnificent gardens in a quiet cul de sac setting within Kenwyn, one of the most sought after parts of Truro city. Built in 2018 to a very high standard and forming part of a small cul de sac of just fourteen quality homes. 9 Kenwyn Gardens is a stylish home that is beautifully presented with exceptional attention to interior design creating a comfortable and stylish home with spacious accommodation over two floors. A feature of the house is the double height entrance and galleried landing with full height window to the front filling the entrance with natural light. The current owner has lived in the property since new and has made lots of improvements including the addition of a wood burning stove in the sitting room and landscaping the rear garden into an amazing space. The garden is a sheer delight and well stocked with many interesting shrubs, plants and trees creating year round colour. A patio provides lots of sitting out space accessed from the sitting room through French doors and a path meanders to a summerhouse at the end of the garden. The accommodation includes three bedrooms and bathroom on the first floor, the master bedroom has an en suite shower room. The ground floor includes a very spacious lounge/dining room, fitted kitchen with integral appliances, wide entrance hall and cloakroom. There is mains gas central heating, the ground floor has underfloor heating whilst upstairs has radiators. At the front is driveway parking for two cars. 9 Kenwyn Gardens is sold with no chain. An internal viewing is essential.

## LOCATION

The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a flag ship Marks and Spencers store, Waitrose with attached Cornish Food Hall, historic Cathedral and several private and state schools. The Hall for Cornwall offers a varied programme of entertainment and there are 18 hole golf courses at Truro, Falmouth and Perranporth. There are lovely walks from the property up the Idless Valley and into St. Clements Woods. The nearby creeks offers numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

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



## ENTRANCE HALL

Composite entrance door. Large full height window to front with blind allowing plenty of natural light into the hallway. Understairs storage cupboard. Two wall lights. Underfloor heating. Doors to sitting room and:

## CLOAKROOM

Partly tiled with modern white suite including low level w.c, pedestal wash hand basin, heated towel rail, extractor fan, spotlights. Underfloor heating.

## LOUNGE/DINING ROOM

6.15m x 5.20m (20'2" x 17'0")

A light, well proportioned room with French doors opening into the rear garden and onto the sun terrace and enjoying views over the garden. Feature fireplace with mains gas fired woodburning effect stove on a slate hearth with wooden mantle over. Additional window overlooking the garden. Television point. Underfloor heating. Opening to:

*Philip Martin*



#### KITCHEN

4.10m x 2.95m (13'5" x 9'8")  
 Beautifully appointed with excellent range of base and eye level shaker style kitchen units. Integral appliances including dishwasher, washing machine, fridge and two freezers. Double bosh oven, induction hob with Neff extractor hood over. Quartz worktop with tiled splashbacks, single stainless steel sink with mixer tap over. Window overlooking the front driveway with blind.

#### FIRST FLOOR

Feature galleried landing, Velux window flooding the hallway with light, radiator.

#### BEDROOM ONE

3.64m x 2.95m (11'11" x 9'8")  
 Window overlooking the rear garden enjoying views over the city beyond. Radiator. Built in double wardrobe. Door to:

#### EN SUITE

A tiled room with white suite comprising low level w.c, vanity sink unit with shelves either side. Corner shower cubicle. Heated towel rail. Frosted window to side.

#### BEDROOM TWO

4.70m x 2.95m (15'5" x 9'8")  
 A well proportioned double room with French doors overlooking the front drive with Juliet balcony. Built in double wardrobe. Radiator.

#### BATHROOM

2.15m x 1.86m (7'0" x 6'1")  
 A tiled room with white suite including panel bath with glass shower screen and shower over. Low level w.c, vanity sink unit with drawers below. Heated towel rail. Extractor fan.

#### BEDROOM THREE

3.10m x 2.98m (10'2" x 9'9")  
 Window overlooking the rear garden enjoying lovely views over Truro city including the railway viaduct. Radiator.



#### OUTSIDE

At the front is a brick paved driveway that provides parking for two cars. There is a small lawn, flower beds and a tiled patio runs the width of the house. There is also a gravelled area and entrance porch. A side gate opens into a wide paved path that gives access to the rear garden. The rear garden is a sheer delight and enjoys a sunny southerly aspect and is enclosed within a wooden garden fence. Beautifully landscaped, the garden is well stocked with many interesting shrubs and plants, which is a credit to the current vendor and provides year round colour and interest. A paved pathway meanders through the garden and leads to a summer house which has power and there is a useful garden shed. Level lawns have deep, well stocked flower bed borders, with many specimen shrubs and plants. There is a wedding cake tree, apple tree, bay tree, camellias and many more specimen plants too many to mention. A wide paved side pathway leads to the front via a lockable gate and here is ample space for storing bins, recycling and space for additional sheds if required.

#### SERVICES

Mains water, electric and drainage are connected. Mains gas central heating with underfloor heating downstairs and radiators on the first floor.

#### 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

From the centre of the city follow the B3284 towards Kenwyn and Shortlanesend. After passing the City Inn turn right into Higher Trehaverne passing St. Mary's Church of England primary school towards Idless. Turn left at the sign for Epiphany House and Kenwyn Gardens will be found on the left. The house is located toward the top of the cul de sac on the left hand side.



Approximate Area = 1272 sq ft / 118 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A	85	94
91-91 B			
89-80 C			
85-84 D			
81-54 E			
61-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 A		
81-91 B			
65-80 C			
55-48 D			
39-34 E			
21-18 F			
1-20 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



*Philip Martin*



*Philip Martin*



*Philip Martin*



PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 [www.philip-martin.co.uk](http://www.philip-martin.co.uk)

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*