



63 TINNEY DRIVE

TRURO
TR14 1AT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



63 TINNEY DRIVE

TRURO
TR1 1AT

IMMACULATELY PRESENTED FIVE BEDROOM DETACHED HOUSE

This wonderful family home is situated in one of Truro's most sought after residential areas, within the catchment to popular primary and secondary schools, as well as in walking distance to the city centre. The dwelling has been fantastically upgraded over recent years with the implementation of a new kitchen and modernised bathroom suites.

In all, the accommodation includes; entrance hallway, five bedrooms (master en-suite), kitchen, dining room, conservatory, sitting room, bathroom & shower room, utility room and a integral garage. There is a driveway providing off road parking and a private, landscaped rear garden laid to patio and lawn.

Internal viewing is highly recommended.

EPC - C. Freehold. Council Tax - E.

GUIDE PRICE £575,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

63 Tinney Drive is a five bedroom detached modern house situated in a popular position within Truro. Located towards the end of a no-through road, the dwelling enjoys a private position, whilst being elevated and therefore benefits from pleasant views to the front. The current owners have upgraded and modernised the property, with new kitchen and bathroom suites, making this a perfect, low maintenance purchase for a family looking to move close to primary and secondary schools. In all, the accommodation includes; entrance hallway, two bedrooms, shower room, utility room and integral garage to the ground floor with three bedrooms (master en-suite), bathroom, kitchen, dining room, conservatory and sitting room to the first floor. There is a driveway providing off road parking, with a landscaped rear garden laid to both patio and lawn that enjoys the sunny aspect. A truly fantastic property, that is immaculately presented; internal 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.

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

GROUND FLOOR

Brand new front door, access into;

ENTRANCE HALLWAY

With stairs rising to the first floor, and doors into;

BEDROOM

5.01m x 2.70m (16'5" x 8'10")

Window to front. Fitted wardrobes. Radiator.

SHOWER ROOM

1.90m x 1.80m (6'2" x 5'10")

A fully tiled, upgraded shower room with shower cubicle, vanity hand wash basin and low level w.c. Heated towel rail, extractor fan and obscured window to side.

BEDROOM

3.40m x 2.75m (11'1" x 9'0")

Window to front. Radiator.

UTILITY ROOM

2.75m x 2.31m (9'0" x 7'6")

Useful space with fitted units and plumbing for washing machine and tumble dryer. Door into;

GARAGE

5.93m x 2.81m (19'5" x 9'2")

Up and over door to front and pedestrian side access. Gas boiler. There is an EV charger to the side of the garage.



FIRST FLOOR

LANDING

Light and airy space with loft access and doors into;

KITCHEN

3.01m x 2.86m (9'10" x 9'4")

A recently installed kitchen suite comprising a range of base and eye level units with worktops over and upstands. Integrated fridge/freezer, electric oven with induction hob and extractor fan over.

DINING ROOM

3.70m x 2.66m (12'1" x 8'8")

Karndean flooring with ample space for dining table. Radiator and bi-folding doors into;

CONSERVATORY

3.35m x 3.15m (10'11" x 10'4")

A fantastic addition to the property providing a sunny, additional living area with direct access to the garden.

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SITTING ROOM

5.80m x 3.50m (19'0" x 11'5")
Spacious sitting room with two sets of double doors, with fitted shutters, to the front opening out onto the balcony which provides a pleasant seating area. Feature wood effect gas fireplace with marble surround. Three radiators.

BEDROOM

4.66m x 3.48m (15'3" x 11'5")
Window to front. Fitted wardrobes. Radiator.

EN-SUITE

1.90m x 1.57m (6'2" x 5'1")
A fully tiled, upgraded shower room with shower cubicle, vanity hand wash basin and low level w.c. Heated towel rail, extractor fan and obscured window to side.

BEDROOM

3.64m x 2.44m (11'11" x 8'0")
Window to front. Radiator.

BEDROOM/HOME OFFICE

2.80m x 2.40m (9'2" x 7'10")
Currently occupied as a study, but equally versatile to be a fifth bedroom or play room. Window to rear. Radiator.

BATHROOM

2.90m x 1.91m (9'6" x 6'3")
Modernised bathroom suite that is fully tiled comprising bath with shower over, vanity hand wash basin and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

There is a driveway providing off road parking for two vehicles with access into the integral garage to the front, along with EV charger to the side. Steps to the side of the property leading to gated access to the rear garden, which is completely enclosed that has been landscaped and terraced being laid to both patio and lawn enjoying the sunny aspect and a tremendous amount of privacy. There is also a timber storage shed.

SERVICES

Mains water, gas, electric and drainage.

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

Proceed up Tregolls Road and at the second set of traffic lights turn right into Beechwood Parc. Bear right at the first mini-roundabout and then straight across at the second,



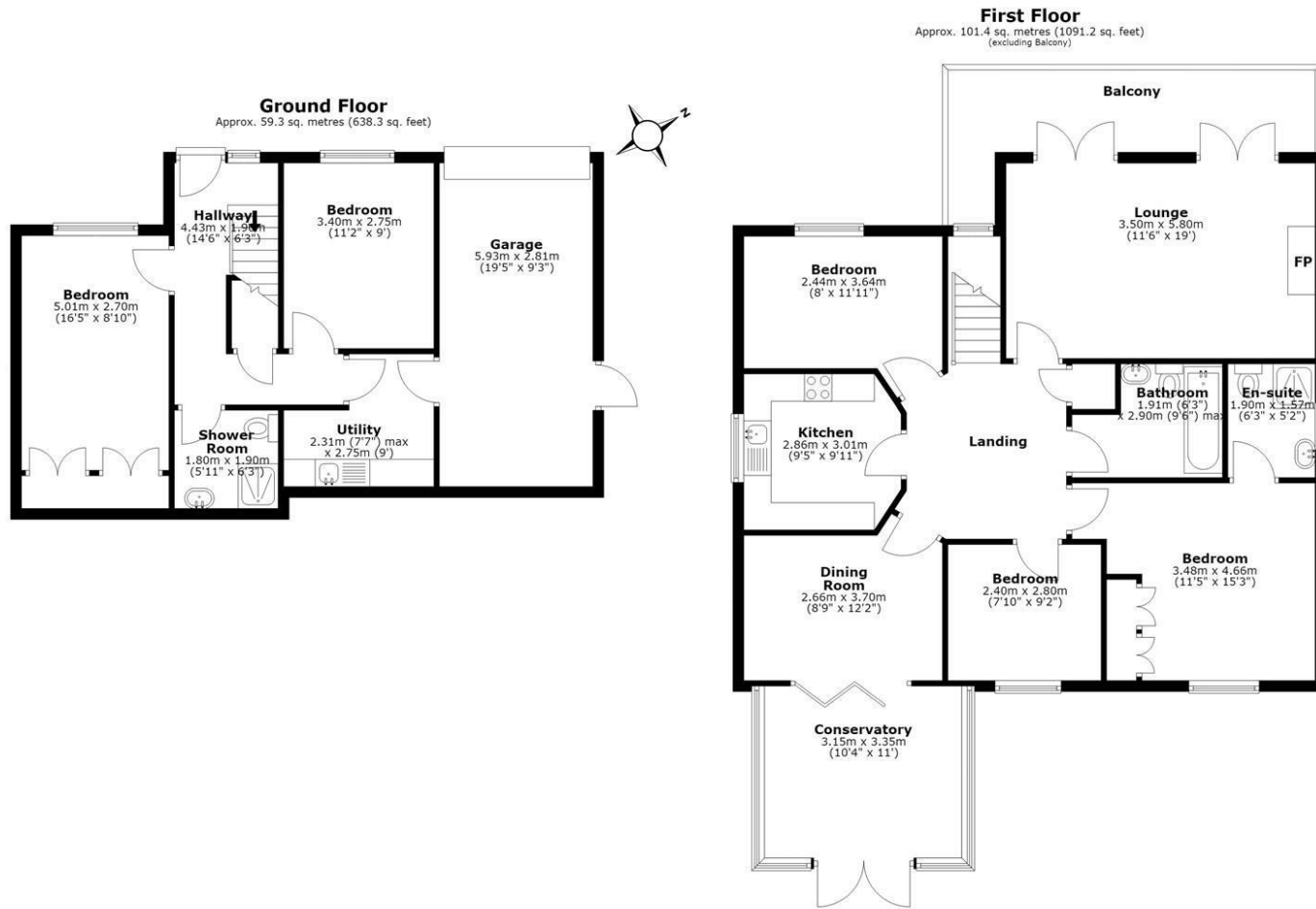
before climbing to the top of the hill. At this point turn left and follow the road along, the property will be found on your right hand side after a short distance.

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

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Ground Floor
Approx. 59.3 sq. metres (638.3 sq. feet)

First Floor
Approx. 101.4 sq. metres (1091.2 sq. feet)
(excluding Balcony)

Total area: approx. 160.7 sq. metres (1729.4 sq. feet)
63 Tinney Drive, Truro

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-101	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
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