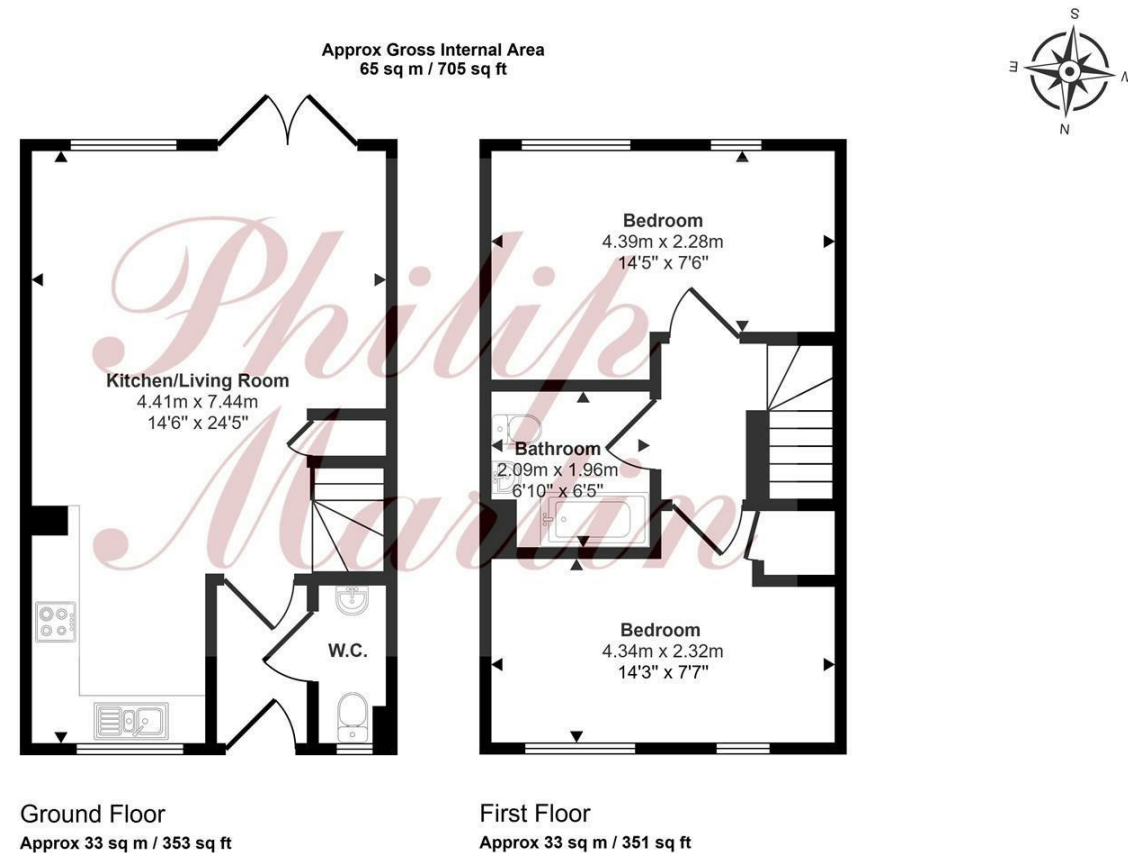


CARVINACK MEADOWS, SHORTLANESEND

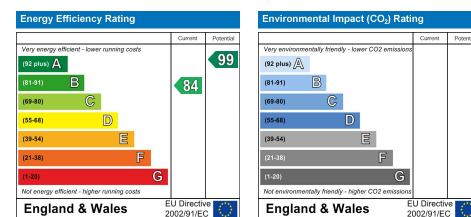


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- END TERRACED
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM
- KITCHEN
- BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- AIR SOURCE HEATING
- CLOAKROOM
- POPULAR LOCATION

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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6 CARVINACK MEADOWS, SHORTLANESEND, TRURO, TR4 9FJ

TWO BEDROOM MODERN HOUSE WITH GARDEN AND PARKING

This modern two bedroom end terrace house is situated in the convenient village of Shortlanesend; within a stone's throw of Truro as well as easy access to the A30 and wider Cornwall. Beautifully presented offering light and spacious accommodation throughout. Comprising entrance hall, cloakroom and an open plan kitchen/dining/ sitting room to the ground floor with two double bedrooms and a bathroom to the first floor. There is an enclosed rear garden and allocated off road parking. The property also benefits from double glazing throughout and air source central heating. EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £250,000

THE PROPERTY

6 Carvinack Meadows is a beautifully presented and spacious semi-detached property located within the popular and convenient village of Shortlanesend. The location is particularly appealing due to providing easy access into Truro along with being only a short distance from the A30 for wider Cornwall. Immaculately presented; in all, the accommodation comprises; cloakroom and an open plan kitchen/dining/sitting room to the ground floor with two double bedrooms and a bathroom to the first floor. There is allocated parking and a beautifully landscaped south facing rear garden that enjoys the sunny aspect throughout the day. There is an air source heat pump supplying the central heating system and the property is double glazed throughout.

LOCATION

Shortlanesend is situated just two miles north west of Truro on the B3284 connecting the city with the main A30. The A30 provides easy access to all parts of the county; whilst in Shortlanesend there is a post office/shop, pub, primary school in the village providing facilities for daily needs. In nearby Truro there is a fine shopping centre and all other attributes of a thriving city and a good selection of private and state schools and main line railway link to London (Paddington).

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

ENTRANCE HALLWAY

Radiator and stairs rising to first floor. Door to kitchen/living room and into:-

CLOAKROOM

Wall mounted hand wash basin, low level W.C., radiator and obscured window to front.

OPEN PLAN/LIVING ROOM

24'4" x 14'5" (7.44m x 4.41m)

A spacious, dual aspect room with windows to front and rear, and double patio doors opening out into back garden. The kitchen area comprises a range of base and eye level units with worktops over and upstands. Inset stainless steel sink and drainer with plumbing for washing machine and integrated electric oven with hob and extractor fan over. Space for fridge/freezer.

FIRST FLOOR

LANDING

Doors into;

BEDROOM

14'2" x 7'7" (4.34m x 2.32m)

Window to front and radiator.

BEDROOM

14'4" x 7'5" (4.39m x 2.28m)

Window to rear and radiator.



BATHROOM

6'10" x 6'5" (2.09m x 1.96m)

Wall mounted hand wash basin, low level W.C., as well as shower over the bath. Obscured window to front, radiator and extractor fan.

OUTSIDE

The property has a wonderful landscaped rear garden that is completely enclosed with timber fencing and benefits from a pedestrian rear access gate. The garden is south facing and therefore enjoys the sunny aspect throughout the day and is laid to patio for outdoor dining and a level lawn. There is a useful timber storage shed.

SERVICES

Mains water, electric and drainage. Air source heat pump.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

When travelling along the B3284 from Truro proceed into Shortlanesend, take the second exit at the roundabout into Carvinack Meadows and No. 6 can be found after a short distance on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin,

