



11 STOKES ROAD
TRURO
TR1 3TW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MID TERRACED CITY HOUSE WITH PARKING

Situated in a convenient location within a short walk of the city centre with a rear garden and parking for 2 cars.

Recently updated and redecorated throughout and offered for sale with vacant possession and no onward chain.

2 bedroom accommodation with a useful attic room as well as a bathroom to the first floor. Lounge, kitchen/dining room and utility to the ground floor.

EPC - D

GUIDE PRICE £225,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Set in a convenient location just a short stroll from the city centre, this house combines modern updates with practical features including a private rear garden and off-road parking for two vehicles—rare benefits so close to the heart of the city.

The property has been recently refurbished and redecorated throughout, creating a fresh and welcoming interior while allowing scope for a buyer to add their own style. Offered with vacant possession and no onward chain, it provides an easy and straightforward purchase.

Accommodation is arranged over three levels. On the ground floor a comfortable sitting room lies to the front, while a well-proportioned kitchen/dining room and utility lie to the rear.

Upstairs there are two light bedrooms and a bathroom. A loft staircase leads to a versatile attic room, perfect as a home office, hobby space, or occasional guest accommodation.

Outside, the enclosed rear garden provides a space for planting or further landscaping if desired. The property also benefits from off-road parking for two cars.

This appealing home offers an excellent opportunity for professionals, families, or investors seeking a well-presented property within easy reach of the city's shops, restaurants, and transport links.

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):



ENTRANCE HALL

With double front door and stairs to first floor.

LOUNGE

4.06 x 3.57 (13'3" x 11'8")

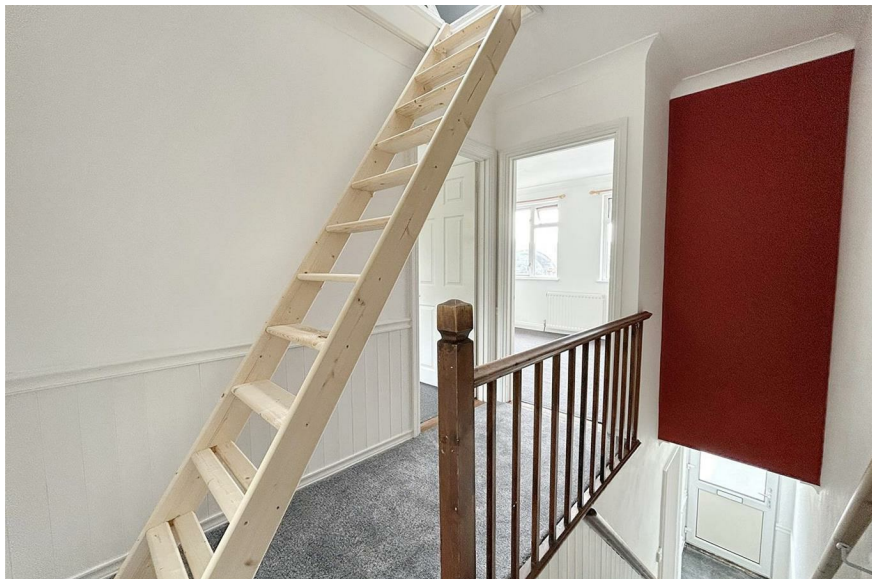
Feature fireplace and window to front.

KITCHEN/DINING ROOM

5.19 x 3.18 (17'0" x 10'5")

Fitted with a good range of base and eye level units, sink and drainer inset. Cupboard housing fuse board and gas boiler. Radiator.

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UTILITY

2.63 x 1.25 (8'7" x 4'1")

Radiator, door to rear. Space and plumbing for washing machine.

FIRST FLOOR

Landing with ladder steps to attic room.

BEDROOM 1

4.19 x 3 (13'8" x 9'10")

Two windows to front with views over the viaduct. Radiator, airing cupboard and arched alcove.

BEDROOM 2

3 x 2.65 (9'10" x 8'8")

Window to rear and radiator.

BATHROOM

2.22 x 1.81 (7'3" x 5'11")

W.C., bath, wash hand basin, obscured window to rear and radiator.

SECOND FLOOR

ATTIC ROOM

4.63 x 3.72 (15'2" x 12'2")

With velux window and radiator. Built in unit.

OUTSIDE

Steps lead up to the front entrance with a neat lawn to one side.

At the rear, a series of three terraced levels provides useful and versatile outdoor space. The lower terrace offers a practical storage area, the middle level is laid to lawn—ideal for seating or planting—and the upper terrace accommodates off-road parking for two vehicles.

SERVICES

Mains water, drainage, electricity and gas.

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.

TENURE

Freehold.

COUNCIL TAX

Band A

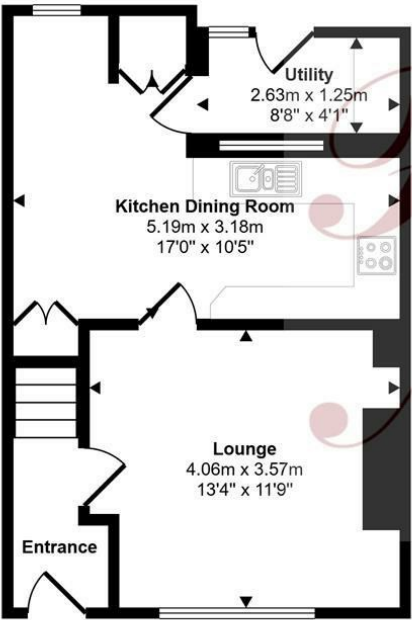
DATA PROTECTION

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DIRECTIONS

Proceed out of Truro city centre along the B3284 passing under the railway bridge and take the second turning on the left hand side into Hendra Road. Continue down the hill and take the fourth left hand turning into Stokes Road where the property can be located on the left hand side where a Philip Martin For Sale board has been erected.

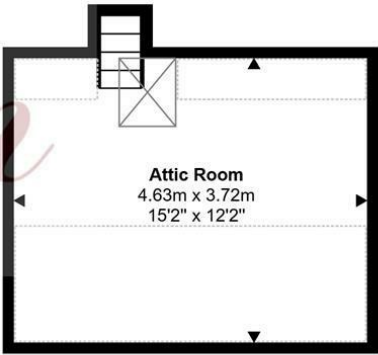
Approx Gross Internal Area
90 sq m / 968 sq ft




Ground Floor
Approx 38 sq m / 412 sq ft



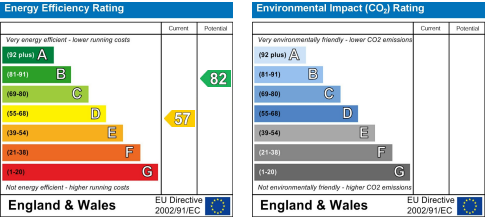
First Floor
Approx 34 sq m / 367 sq ft



Second Floor
Approx 18 sq m / 189 sq ft

 Denotes head height below 1.5m

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.







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