



WOODLAND BURROW
TREWORGAN COURT

ST. ERME, TRURO
TR4 9RH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MODERN TERRACED HOUSE

Tucked away in a quiet position within a popular village setting just four miles north of Truro city and with swift access to the A30. Two bedrooms, sitting room, kitchen/dining room and bathroom.

Allocated parking and sunny enclosed garden.

Ideal for first time buyers or an investment opportunity.

EPC -E

GUIDE PRICE £210,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

Located in a quiet tucked away position within the convenient village of St Erme, only four miles north of the city of Truro. Internally the property offers good sized accommodation throughout, whilst externally the front gardens are laid to lawn with patio to the rear. The accommodation comprises; entrance porch, sitting room and kitchen/dining room to the ground floor, with two bedrooms and a bathroom to the first floor. The property also benefits from allocated parking. The windows and doors are double glazed throughout and there are modern electric heaters. This property is perfect for those looking for a first time purchase or a buy to let investment.

LOCATION

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station 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. The A30 is close by for quick commuting through and out of the county.

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



ENTRANCE PORCH

Half glazed front door, circular window, electric meter cupboard.

SITTING ROOM

4.26 x 3.69 (13'11" x 12'1")

Two windows overlooking front. Stairs to first floor. Glazed door opening to:

KITCHEN/DINING ROOM

3.64 x 3.09 (11'11" x 10'1")

Base and eye level pine units, worktops with tiled splashbacks, one and a half bowl stainless steel sink/drainer, Beko double oven with ceramic hob and extractor hood over, space and plumbing for dishwasher and washing machine, tiled floor.

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Window overlooking the rear. Patio doors opening into the rear garden.

FIRST FLOOR

Landing. Loft access. Doors to:-

BEDROOM 1

3.09 x 2.99 (10'1" x 9'9")

Two windows to front. Built in wardrobes.

BEDROOM 2

3.10 x 2.02 (10'2" x 6'7")

Window overlooking rear garden with rural views beyond.

BATHROOM

2.27 x 1.50 (7'5" x 4'11")

A white suite with low level w.c., pedestal wash hand basin, panel bath with tiled surround and electric shower above.

OUTSIDE

At the front is a small lawn and a pathway leads to the front door. The rear garden is very private and enclosed within a wall and wooden fence. It has been designed for low maintenance with patio, further hardstanding and flower bed borders with hydrangea and palm tree. The garden enjoys a sunny aspect with sun in the afternoon and evening. There is rear access via a lockable gate that opens into a pedestrian pathway.

SERVICES

Mains water, electric and drainage are connected.

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.

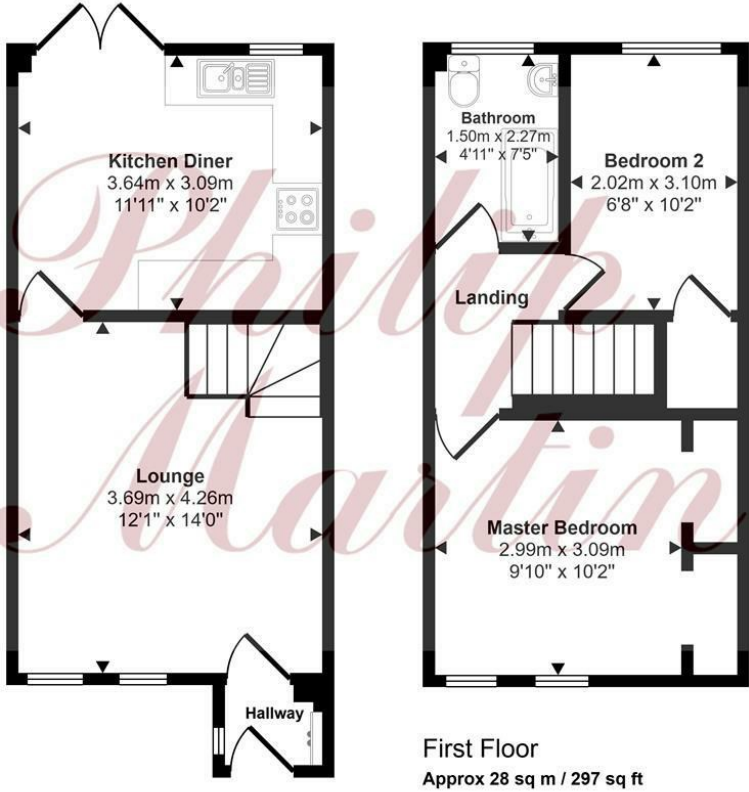
DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and take the right hand turning clearly signposted St. Erme. Follow the road around to the left and take the next right hand junction onto Eglos Road and take the next turning on the left into Trencreek Close and then first left into Tre Worgan Court, where the property can be found a short distance along.

DATA PROTECTION

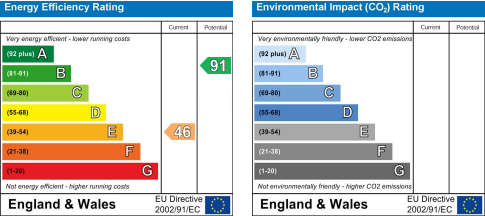
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Approx Gross Internal Area
56 sq m / 607 sq ft



Ground Floor
Approx 29 sq m / 310 sq ft

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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