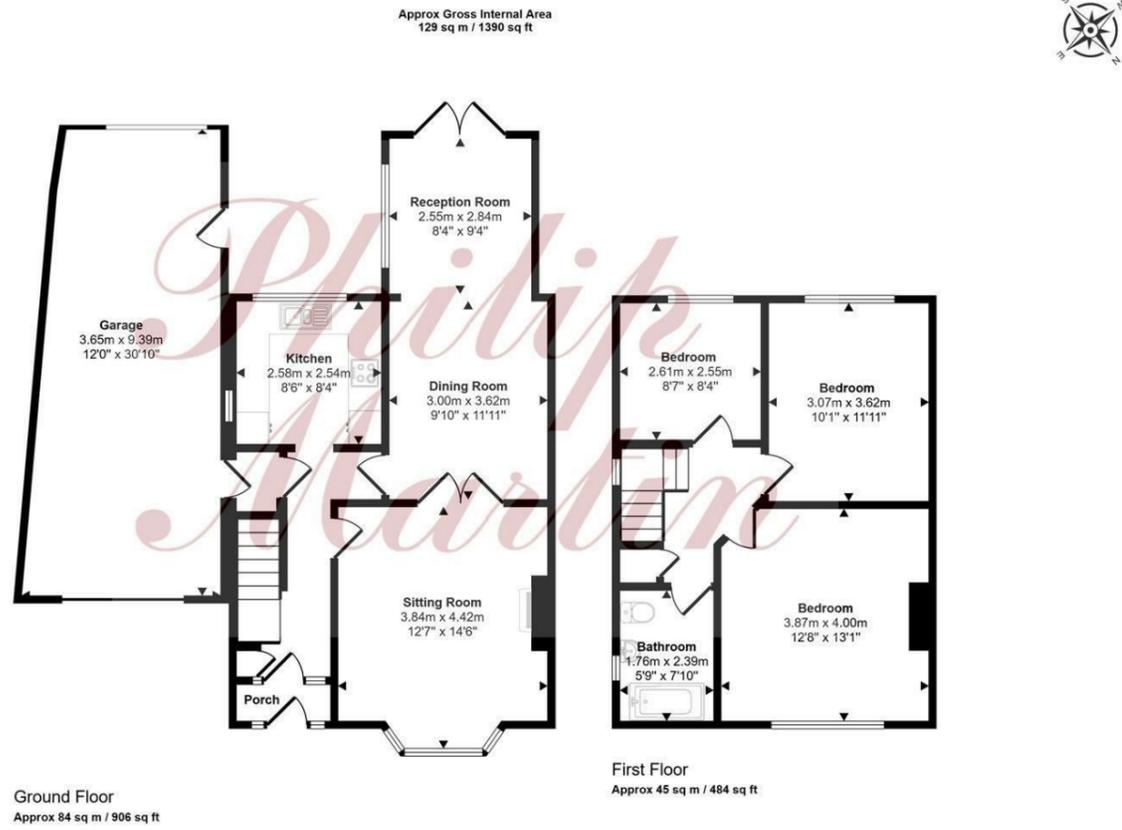


HILLCREST AVENUE, TRURO



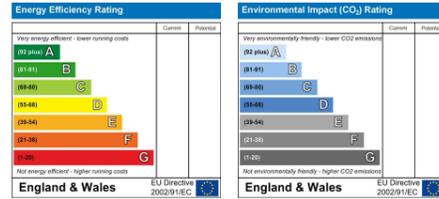
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- SEMI-DETACHED FAMILY HOME
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- INTEGRAL GARAGE
- SITTING ROOM
- DRIVEWAY PARKING
- DINING/RECEPTION ROOM
- POPULAR LOCATION
- KITCHEN
- VIEWS OVER THE CITY & CATHEDRAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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9 HILLCREST AVENUE, TRURO, TR1 3NE

EXTENDED THREE BEDROOM FAMILY HOME IN SOUGHT AFTER LOCATION

This three bedroom semi-detached house is situated in an elevated position within Truro, enjoying wonderful views over the city whilst being within walking distance of a range of amenities on offer. Well presented, and larger than first apparent, the accommodation includes; sitting room, kitchen, dining room, reception room, three bedrooms and a bathroom. There is a driveway providing off road parking, a large garage and gardens to both the front and rear, majorly laid to lawn.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £395,000

THE PROPERTY

9 Hillcrest Avenue is a three bedroom semi detached property situated in Truro. The location is incredibly appealing due to its quiet setting, whilst also being within walking distance of the train station, city centre and Treiske Hospital. The dwelling enjoys wonderful views over the city, including of the Cathedral. Offering spacious rooms throughout, the accommodation comprises, entrance porch, entrance hall, sitting room, dining/sun room, and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is a driveway providing off road parking for numerous vehicles, with a large garage and gardens to both the front and rear laid to lawn. The property also benefits from mains gas central heating and double glazing throughout.

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 PORCH****HALLWAY**

With stairs rising to the first floor. Doors leading into;

SITTING ROOM

14'6" x 12'7" (4.42m x 3.84m)
Window to front aspect and double doors opening into dining room. Radiator. Gas fireplace.

DINING ROOM

11'10" x 9'10" (3.62m x 3.00m)
Ample space for dining table. Radiator.

RECEPTION ROOM

9'3" x 8'4" (2.84m x 2.55m)
Dual aspect with window to side, and doors opening out onto rear patio and garden. A versatile space that could be used for multiple purposes.

KITCHEN

8'5" x 8'3" (2.58m x 2.54m)
Comprising a range of bespoke base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window looking out onto rear garden. Integrated oven and hob with extractor fan over. Undercounter fridge and plumbing for dishwasher.

FIRST FLOOR**LANDING**

Doors into;

BEDROOM

13'1" x 12'8" (4.00m x 3.87m)
Window to front enjoying a pleasant view over the city. Radiator.

**BEDROOM**

11'10" x 10'0" (3.62m x 3.07m)
Window to rear overlooking garden. Fitted wardrobes. Radiator.

BEDROOM

8'6" x 8'4" (2.61m x 2.55m)
Window to rear. Radiator.

BATHROOM

7'10" x 5'9" (2.39m x 1.76m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

INTEGRAL GARAGE

30'9" x 11'11" (9.39m x 3.65m)
Internal door from hallway into garage with a pedestrian door accessing the rear garden. Electric up and over door to front. Light and power connected.

OUTSIDE

To the front of the property, there is off road parking for numerous vehicles leading up to the garage with steps rising to the front door. There is a generous front garden laid to lawn. To the rear there is a patio that is perfect for outdoor dining with steps up to a level lawn that is enclosed with timber fenced boundaries and is therefore perfect for children and pets. There is also a very useful timber storage shed.

SERVICES

Mains water, electric, drainage and gas.

**N.B**

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro along the A390, take the right hand turning into Dobbs Lane and proceed along taking the third left hand turning into Hillcrest Avenue. The property can be found on your left 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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