



18 STOKES ROAD

TRURO,
TR1 3TW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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TR1 3TW

END OF TERRACE HOUSE WITH POTENTIAL FOR OFF
ROAD PARKING

Situated in a pleasant and convenient location close to the city centre, Hendra Park and St Mary's Chapel, this well-proportioned three-bedroom home offers ideal access to local amenities.

The accommodation comprises a lounge and a kitchen/dining room. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a manageable garden.

Offered for sale with no onward chain and vacant possession, this is an excellent opportunity for those seeking a straightforward purchase.

EPC Rating – D

OFFERS OVER £200,000

Philip Martin

PHILIP MARTIN

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THE PROPERTY

18 Stokes Road is a three-bedroom end-of-terrace home, within easy reach of Truro city centre and offered for sale with no onward chain and vacant possession.

The property is now in need of some general TLC and updating. The accommodation comprises an entrance porch, a light lounge, and a kitchen/dining room. To the first floor are three bedrooms and a bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, there are enclosed gardens to the front and rear, both laid to lawn with patio areas providing ideal spaces for outdoor seating. There is also potential to create off-road parking to the rear, subject to any necessary consents.

Conveniently located just over half a mile from Truro city centre, with its wide range of amenities, transport links and services, this is a practical and well-positioned home.

MUNDIC BLOCK

The property has a clear mundic report and is therefore suitable for mortgage purposes.

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):

PORCH

LOUNGE

4.63 x 3.07 (15'2" x 10'0")

KITCHEN/DINING ROOM

3.68 x 4.17 (12'0" x 13'8")

FIRST FLOOR

BEDROOM 1

4.18 x 2.86 (13'8" x 9'4")

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BEDROOM 2

2.43 x 3.13 (7'11" x 10'3")

BEDROOM 3

2.18 x 2.18 (7'1" x 7'1")

BATHROOM

2.03 x 1.63 (6'7" x 5'4")

OUTSIDE

Externally, the property benefits from enclosed gardens to the front, mainly laid to lawn with a paved patio area. To the rear, there is a further enclosed garden, also laid to lawn with an additional paved patio—offering good potential for improvement. There is also scope to create off-road parking to the rear, as many neighbouring properties have already done.

SERVICES

Mains water, gas, electricity and drainage.

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.

DATA PROTECTION

We treat all data confidentially and with the

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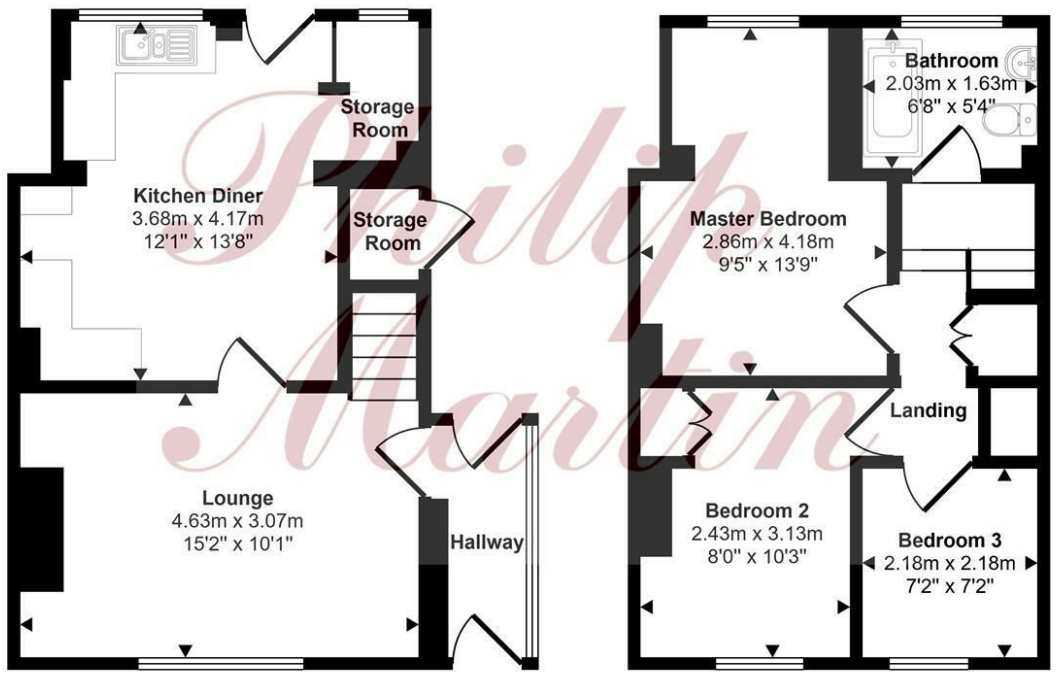
COUNCIL TAX

Band A.

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
71 sq m / 762 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 34 sq m / 365 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	92 plus A	Very environmentally friendly - lower CO ₂ emissions	92 plus A
	81-91 B		81-91 B
	69-80 C		69-80 C
	55-68 D		55-68 D
	39-54 E		39-54 E
	21-38 F		21-38 F
	1-20 G		1-20 G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





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