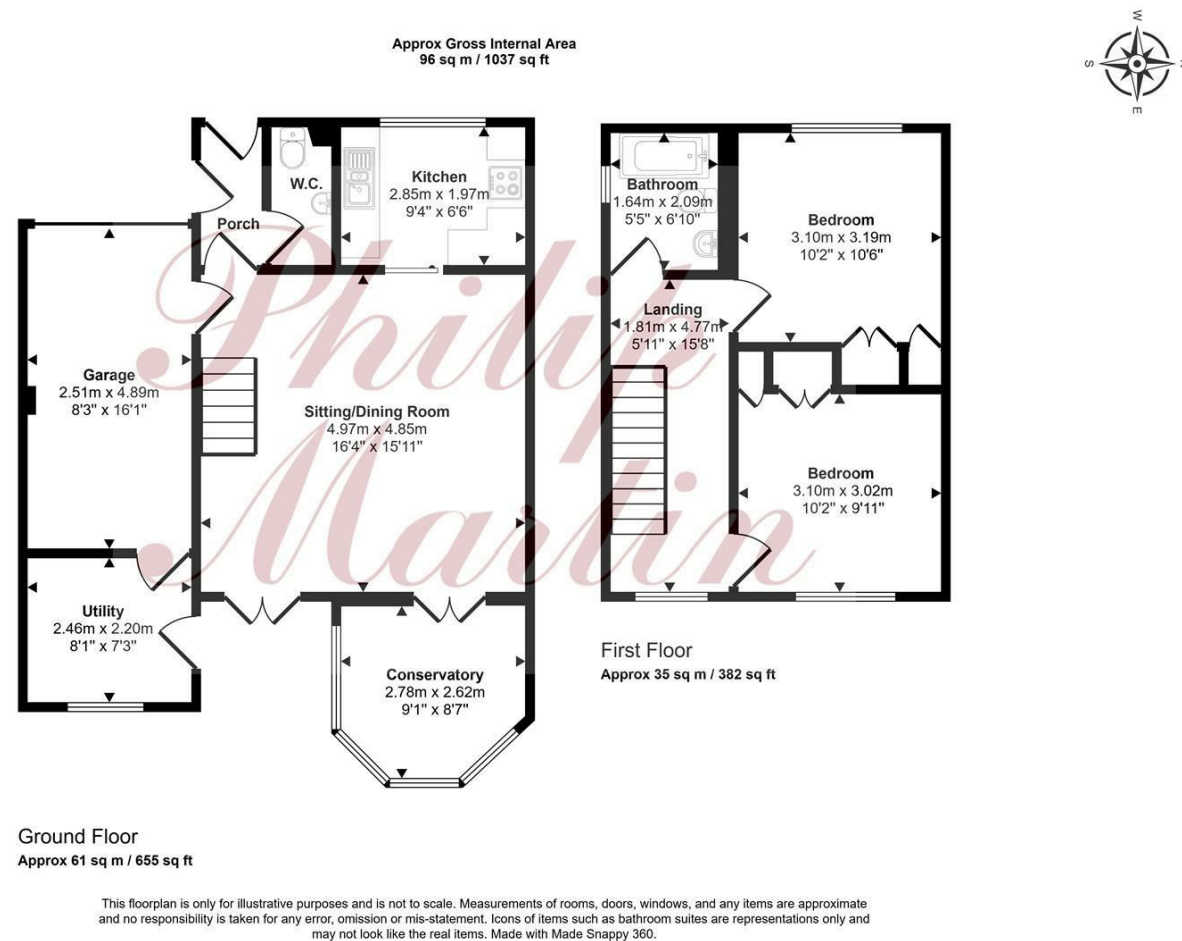


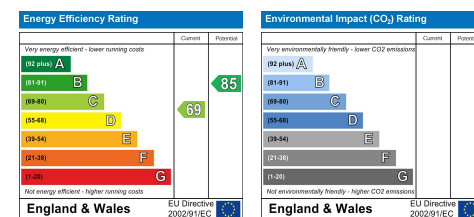
DAVID PENHALIGON WAY, TRURO



KEY FEATURES

- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/UTILITY ROOM
- CONSERVATORY
- BATHROOM & W.C.
- INTEGRAL GARAGE & PARKING
- ENCLOSED REAR GARDEN
- CITY CENTRE LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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3 DAVID PENHALIGON WAY, TRURO, TR1 2XT

SEMI DETACHED HOUSE SITUATED IN DESIRABLE LOCATION SOLD WITH NO CHAIN

This well presented two bedroom semi detached property is situated in a highly sought after location within Truro, close to the city centre. The property enjoys far reaching views to the front towards Malpas river and is well presented throughout. Accommodation includes; two bedrooms, bathroom, kitchen, sitting/dining room, conservatory, utility room and w.c. There is an enclosed rear garden, integral garage and off road parking. The property benefits from mains gas central heating and double glazing throughout. Sold with no chain, viewing is essential.

Freehold. Council Tax - Band C. EPC - D.

GUIDE PRICE £295,000

THE PROPERTY

3 David Penhaligon Way is a two bedroom semi-detached house situated in one of Truro's most sought after residential locations; towards the end of Barrack Lane, just off Lemon Street. Well presented; in all, the accommodation includes; porch, w.c., sitting/dining room, conservatory, kitchen, integral garage and a utility room to the ground floor with two double bedrooms and a bathroom to the first floor. There is off road parking, and gardens to both the front and rear of the dwelling.

TRURO

Barrack Lane is accessed from Falmouth Road at the top of Lemon Street or via Strangways Terrace (linking Lemon Street with the "Tesco" roundabout on the A39). The area is essentially residential and a popular part of the city owing to its nearness of the shopping centre and having a quiet ambiance owing to it being a cul-de-sac and well away from heavy traffic.

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

Door into;

W.C.

Hand wash basin and low level w.c. Radiator.

SITTING/DINING ROOM

16'3" x 15'10" (4.97m x 4.85m)

Spacious sitting/dining room with stairs rising to first floor and doors into;

CONSERVATORY

9'1" x 8'7" (2.78m x 2.62m)

Useful additional reception room.

KITCHEN

9'4" x 6'5" (2.85m x 1.97m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks.

INTEGRAL GARAGE

16'0" x 8'2" (4.89m x 2.51m)

Metal up and over door with side door into living area. Door into;

UTILITY ROOM

8'0" x 7'2" (2.46m x 2.20m)

Useful space with door to side and window to front. Housing gas boiler with plumbing for washing machine.

FIRST FLOOR

LANDING

Window to front with pleasant views. Doors into;

BEDROOM

10'2" x 9'10" (3.10m x 3.02m)

Window to front. Fitted wardrobes and radiator.



BEDROOM

10'5" x 10'2" (3.19m x 3.10m)

Window to rear. Fitted wardrobes and radiator.

BATHROOM

6'10" x 5'4" (2.09m x 1.64m)

Fully tiled bathroom comprising bath with shower over, hand wash basin and low level w.c. Obscured window to side, extractor fan and heated towel rail.

OUTSIDE

There is off road parking, directly in front of the integral single garage with gated access leading into the enclosed garden that is very low maintenance. There is also an outdoor seating area to the front of the dwelling, which again is low maintenance.

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

D.

TENURE

Freehold.

DIRECTIONS

From Truro city proceed up Lemon Street and immediately after the Richard Lander monument turn left into Barrack Lane. Follow the road and the property is found on the right hand side where a Philip Martin For Sale board has been erected.

