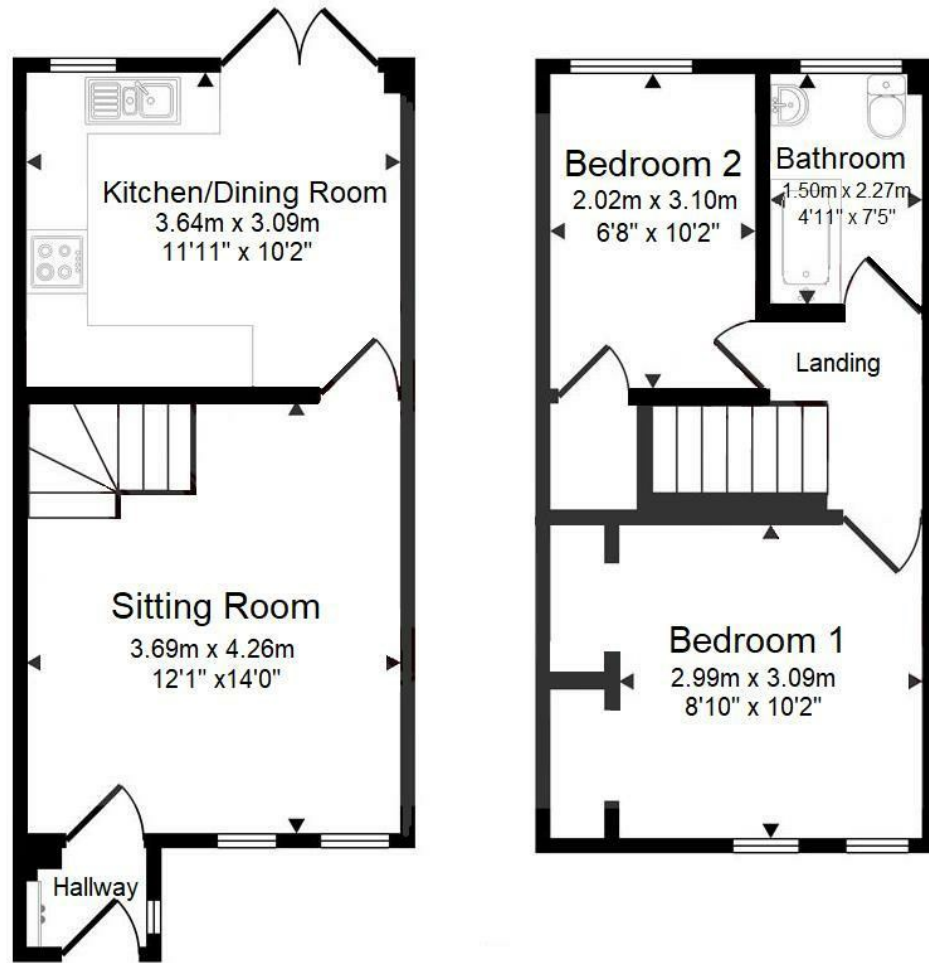


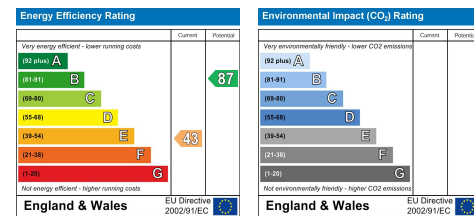
TRE WORGAN COURT, ST. ERME



KEY FEATURES

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- OFF ROAD PARKIN
- ENCLOSED REAR GARDEN
- WOOD BURNING STOVE
- VILLAGE LOCATION
- MODERNISED THROUGHOUT

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



6 TRE WORGAN COURT, ST. ERME, TRURO, TR4 9RH

MODERNISED TERRACED HOUSE SITUATED IN CONVENIENT VILLAGE LOCATION

This two bedroom terraced house is situated in the popular village of St Erme. Well presented and modernised throughout, in all, the accommodation includes; entrance porch, sitting room, kitchen/dining room, two bedrooms and a bathroom. There is communal parking to the front of the property with an enclosed rear garden.  
EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £225,000

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

## THE PROPERTY

6 Tre Worgan Court is a two bedroom terrace house 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 are double glazed throughout, with electric heating and a wood burning stove. 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):

## GROUND FLOOR

### ENTRANCE PORCH

Useful coat/boat storage. Door into;



### SITTING ROOM

13'11" x 12'1" (4.26m x 3.69m)  
Two windows to front. Wood burning stove. Door into;

### KITCHEN/DINING ROOM

11'11" x 10'1" (3.64m x 3.09m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for fridge/freezer, cooker with extractor fan over and plumbing for washing machine. Ample space for dining table. Window to rear and door into back garden.

## FIRST FLOOR

### LANDING

Loft access and doors into;

### BEDROOM

10'1" x 9'9" (3.09m x 2.99m)  
Window to front. Electric heater. Fitted wardrobes.

### BEDROOM

10'2" x 6'7" (3.10m x 2.02m)  
Window to rear. Electric heater.

### BATHROOM

7'5" x 4'11" (2.27m x 1.50m)  
Comprising a bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

## 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. 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.

There is communal parking to the front of the dwelling.

## SERVICES

Mains water, electric and drainage.

## N.B

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

## COUNCIL TAX

B.

## TENURE

Freehold.

## 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.

## 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 utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.