



7 WOODLAND COURT

TRURO
TR11XT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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7 WOODLAND COURT

TRURO

TR1 1XT

CONTEMPORARY COURTYARD HOUSE IN A QUIET CITY LOCATION

Situated in a tucked away position in a stylish cul-de-sac development built within an old walled garden.

3 bedroom accommodation, the master bedroom with an en-suite as well as a family bathroom and with an open plan layout to the ground floor extended to the rear providing a lovely garden room.

Parking, garage, utility and w.c. as well as an enclosed and private walled garden.

EPC - TBC

GUIDE PRICE £350,000

Philip Martin

PHILIP MARTIN

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GENERAL COMMENTS

7 Woodland Court is a modern house in a very popular location within Truro city. It forms part of a small exclusive development, which was built in the early 1980s on the northern side of the city. A particular feature of the property is the very private rear garden which is enclosed within the old walls. Although all of the properties within the courtyard are designed on a similar theme, no. 7 has been extended at the rear with the addition of a garden room which gives the ground floor area a much greater sense of living space. Whilst essentially a stylish modern home, the house conveys the warmth and character befitting an older period property.

In all the accommodation comprises an entrance porch, lounge, kitchen/breakfast room, garden room, utility, cloakroom and garage. To the first floor there are three bedrooms, master with an en-suite and a family bathroom. The property has gas central heating, parking and a garage.

WOODLAND COURT

The courtyard is approached from the lane leading into the Magistrates Court from Mitchell Hill and hence the shops and many of the city amenities are within walking distance. The popular Archbishop Benson primary school is within a short walk as well as Tregolls primary school, Penair secondary school and the highly regarded Truro School.

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):

ENTRANCE PORCH



LOUNGE

With feature fireplace incorporating a wood burning stove, stairs rising to first floor and open to the kitchen.

KITCHEN/BREAKFAST ROOM

Fitted with an excellent range of base and eye level units with worktop over, one and a half bowl sink and drainer inset. Built in appliances include, hob, oven, dishwasher and fridge. Opening to the garden room.

GARDEN ROOM

A lovely light space with a Velux window and opening to the garden with sliding patio door.

GARAGE

From the lounge with up and over door, light and power connected. Door to;



UTILITY

With door to rear garden, base and eye level units with worktop, sink and drainer inset. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler.

W.C.

With w.c. and wash hand basin.

FIRST FLOOR

Landing with airing cupboard housing hot water tank.

MASTER BEDROOM

Triangular window to front, cupboard and door to;

EN-SUITE

A modern bathroom with large walk in shower, vanity wash hand basin and w.c.

BEDROOM 2

Velux window to rear and wardrobe.

BEDROOM 3

Velux window to rear and wardrobe.

FAMILY BATHROOM

Velux window, large bath, vanity wash hand basin, w.c.

OUTSIDE

The property has parking to the front and a lawn therefore with potential to create more parking if required.

The rear garden is completely enclosed, very private and safe for children and pets. There are two areas of decking perfect for sitting out whilst there is a small area of lawn and a raised gravelled area for green house and garden shed.

SERVICES

Mains water, electricity, drainage and gas.

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

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COUNCIL TAX

Band D

TENURE

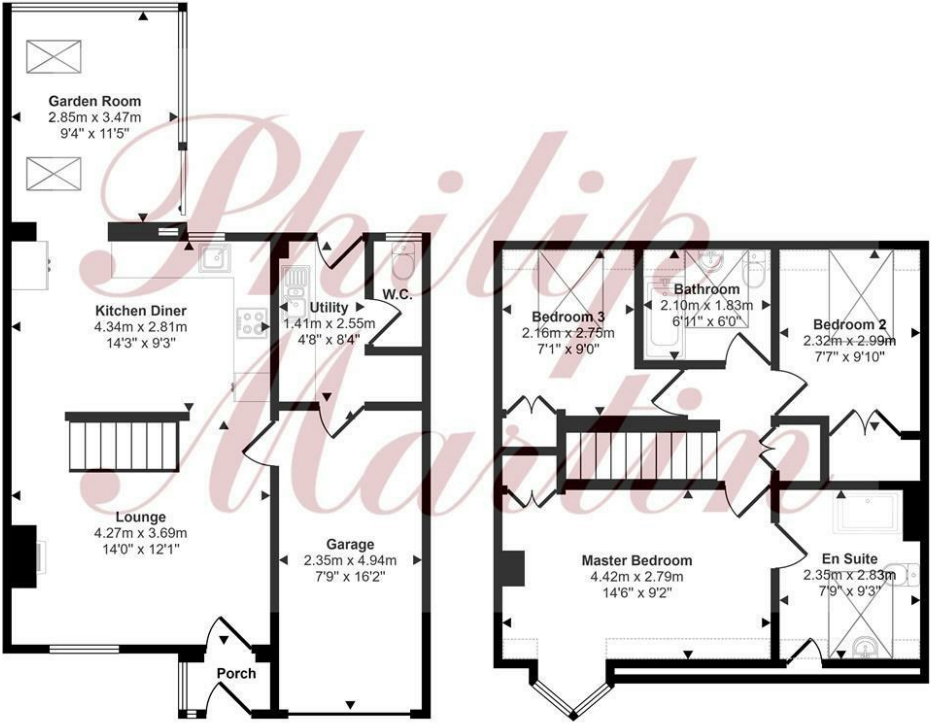
Freehold

DIRECTIONS

Proceeding up Mitchell Hill away from the city centre, passing the rising sun public house take the turning into the Magistrates Court on the right hand side of the road. Access into Woodland Court will be easily found a little way along on the left hand side.



Approx Gross Internal Area
109 sq m / 1169 sq ft

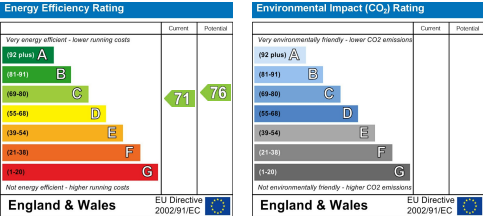


Ground Floor
Approx 60 sq m / 645 sq ft

First Floor
Approx 49 sq m / 524 sq ft

Denotes head height below 1.5m

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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