



WESTWOOD HOUSE

TREMORVAH CRESCENT

TRURO

TR1 1NL

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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WESTWOOD HOUSE

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TRURO

SPACIOUS DETACHED MODERN HOUSE

Located in a quiet residential area within walking distance of excellent schools and the city centre.

A large house, perfect for a family with well proportioned rooms. Let for many years and now sold with no onward chain. In good condition throughout and offering versatile accommodation extending to approximately 2444 sq ft.

Four double bedrooms - two en suite, sitting room, dining room, lounge, study, modern kitchen, utility, cloakroom and bathroom.

Front and rear gardens. Mains gas central heating. Double glazing.

Detached double garage and parking for four cars.

No Chain - Viewing essential.

Freehold. EPC D. Council Tax Band G

GUIDE PRICE £695,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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GENERAL COMMENTS

Westwood House is a very large detached modern house located in a quiet, tucked away position on the eastern side of the city and within walking distance of the city centre and excellent schools. The house is very spacious and perfect for a family with well proportioned rooms and there is a feeling of light and space throughout. The accommodation includes four double bedrooms and bathroom on the first floor. The master and guest bedrooms have en suite shower rooms. The ground floor includes a very spacious hallway, huge sitting room, quality fitted kitchen with granite worktops, lounge, study, cloakroom and a huge garden room has been added along the rear elevation. This room is perfect for entertaining with ample space for dining and additional living space. The windows and doors are double glazed and there is mains gas central heating. Outside is a very private front, side and rear garden that is extremely private with many mature shrubs, plants and trees. There is a superb detached double garage with light and power and parking for four/five cars. The whole property is in excellent condition inside and out leaving very little for prospective purchasers to do.

TRURO

The house is located in a tucked away position on the eastern side of Truro within walking distance of Archbishop Benson primary school, Penair and Truro secondary school. 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.

ENTRANCE HALL

4.83m x 2.45m (15'10" x 8'0")

A very spacious hallway and a fine introduction to the house. Doors to all ground floor rooms. Storage cupboard.

SITTING ROOM

3.99m x 8.73m (13'1" x 28'7")

A large, well proportioned twin aspect room with two windows to the side elevation and double doors opening into the front garden. Two radiators and electric fire.

DINING ROOM

10.51m x 3.39m (34'5" x 11'1")

A spacious twin aspect room with two huge picture windows overlooking the rear, two Velux windows affording plenty of natural light and double doors giving access to the rear garden. Two low level radiators.

KITCHEN

2.98m x 4.11m (9'9" x 13'5")

Excellent range of modern shaker style base and wall cupboards with granite worktops and tiled splashback. Integral appliances including double electric oven, gas hob, additional oven, fridge and freezer. Belfast sink with mixer tap over. Engineered wood floor. Window to side with blind. Extractor fan.



UTILITY

2.42m x 1.71m (7'11" x 5'7")

Base level units. Full length cupboard. Mains gas central heating boiler. Space and plumbing for washing machine. Shelves.

LOUNGE

4.76m x 4.51m (15'7" x 14'9")

Twin aspect with windows to front and side. Radiator. Engineered wood floor. Television point.

CLOAKROOM

2.42m x 1.14m (7'11" x 3'8")

Low level w.c, pedestal wash hand basin. Radiator.

STUDY

2.48m x 2.84m (8'1" x 9'3")

Door to hallway, radiator. Window into hall.

FIRST FLOOR

Landing. Airing cupboard. Doors to all first floor rooms.

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MASTER BEDROOM

4.76m x 4.47m (15'7" x 14'7")

Window to the front with radiator below. Door to:

EN-SUITE

2.22m x 2.15m (7'3" x 7'0")

A modern white suite with double walk in shower cubicle, pedestal hand wash basin and low level w.c. Frosted window to side. Extractor fan.

BEDROOM TWO

3.30m x 2.86m (10'9" x 9'4")

Window overlooking the rear garden. Radiator. Door to:

EN-SUITE

2.22m x 1.65m (7'3" x 5'4")

White suite with shower cubicle, pedestal hand wash basin and low level w.c. Frosted window to rear and extractor fan.

BEDROOM THREE

3.46m x 3.91m (11'4" x 12'9")

Double glazed window the rear with radiator below.

BEDROOM FOUR

4.56m x 3.01m (14'11" x 9'10")

Window to the front with a radiator below. Fitted bedroom furniture.

BATHROOM

1.92m x 2.86m (6'3" x 9'4")

A spacious bathroom comprising: low level w.c, panel bath with fully tiled surround, shower and glazed shower screen over, pedestal hand wash basin. Frosted window to rear, heated towel rail, extractor fan.

OUTSIDE

At the front is parking for four cars and access into the garage. A gate opens into the front garden which is fully enclosed and a pathway leads up to the front door. The front garden is arranged over two levels with attractive Cornish stone retaining walls and a selection of mature shrubs and plants. A paved terrace accessed from the sitting room provides plenty of sitting out space. At the rear is a further enclosed garden with large patio area accessed from the dining room.

DETACHED DOUBLE GARAGE

5.77m x 5.69m (18'11" x 18'8")

Light and power. Metal up and over door.

SERVICES

Mains water, electricity, drainage and gas are connected.

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.

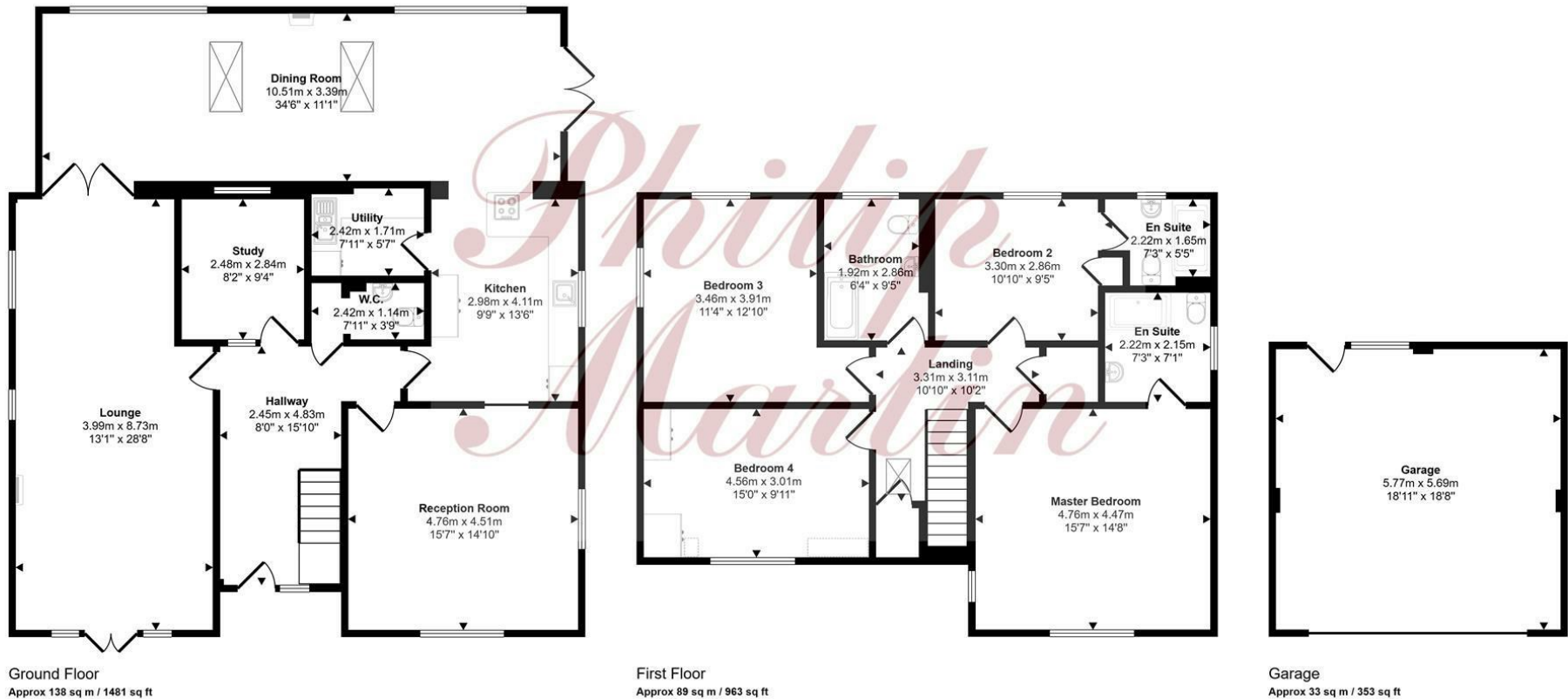
DIRECTIONS

Proceed out of Truro in an easterly direction along the A390 along Tregolls Road. At the first set of traffic lights turn left into Trevithick Road and take the second left into Tremorvah Crescent. Follow this road around to the right and take the left hand fork. Westwood House is located at the end on the right hand side.

DATA PROTECTION

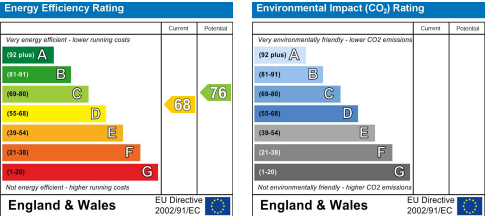
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Approx Gross Internal Area
260 sq m / 2797 sq ft



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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