



Philip Martin  
Estate Agents, Chartered Surveyors, Valuers & Auctioneers  
**FOR SALE**  
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75

75 TINNEY DRIVE

TRURO,  
TR1 1AT

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS







# 75 TINNEY DRIVE

TRURO  
TR1 1AT

SUBSTANTIAL DETACHED FOUR BEDROOM HOUSE  
WITH NO CHAIN

Situated in a highly desirable residential location in Truro  
close to Penair and Truro Schools.

Offered for sale with no onward chain and vacant  
possession.

Parking, double garage and enclosed rear garden.



OFFERS IN EXCESS OF  
£450,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## THE PROPERTY

A spacious and modern detached home situated in a highly desirable and peaceful residential area of Truro, offered for sale with no onward chain. The well-proportioned accommodation includes four bedrooms, with one located on the ground floor—ideal as a home office—alongside a shower room. The first floor comprises three additional bedrooms, including a master with an en-suite, as well as a family bathroom. The property also features a sitting room, dining room, conservatory, and kitchen.

An integral double garage includes a utility area at the rear. Additional benefits include gas central heating, double-glazed windows, a rear garden, and off-road parking at the front.

Recently redecorated, including new carpets, the house is ready for immediate occupation and is offered with vacant possession.

## LOCATION

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools including Penair Secondary and Truro School both within a very short distance. Truro also has a 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.

## GROUND FLOOR

In greater detail the accommodation comprises (all measurements are approximate):

### ENTRANCE HALL

Stairs to first floor and under stairs cupboard.

### BEDROOM 4/OFFICE

4.9 x 2.6 (16'0" x 8'6")

Window to front and radiator.

### SHOWER ROOM

1.78 x 1.76 (5'10" x 5'9")

Shower, w.c. and wash hand basin.



### DOUBLE GARAGE

5.73 x 5.71 (18'9" x 18'8")

Two up and over doors, side pedestrian door, wall mounted gas boiler and utility area with space and plumbing for washing machine and tumble dryer. Worktop with sink.

### FIRST FLOOR

Landing with airing cupboard.

### LOUNGE

5.71 x 3.54 (18'8" x 11'7")

Doors opening to the balcony. Feature fireplace and two radiators.

### BALCONY

7.31 x 3.54 (23'11" x 11'7")

Enjoying views over the city.

*Philip Martin*





#### KITCHEN

2.92 x 2.73 (9'6" x 8'11")

Fitted with a range of units, worktop over and sink inset. Gas hob and oven. Under counter fridge.

#### DINING ROOM

3.53 x 2.69 (11'6" x 8'9")

Radiator and with doors to;

#### CONSERVATORY

3.89 x 3.74 (12'9" x 12'3")

Overlooking the rear garden.

#### MASTER BEDROOM

3.84 x 3.37 (12'7" x 11'0")

Window to rear and radiator.

#### EN-SUITE

1.62 x 1.53 (5'3" x 5'0")

#### BEDROOM 2

3.57 x 2.31 (11'8" x 7'6")

Window to front and radiator.

#### BEDROOM 3

2.8 x 2.3 (9'2" x 7'6")

Window to rear and radiator.

#### FAMILY BATHROOM

2.84 x 1.82 (9'3" x 5'11")

Bath, w.c. and wash hand basin. Radiator.

#### OUTSIDE

The property is approached via a driveway with parking for two cars and access to the double garage. There is access to the side with a flight of steps which lead up to the rear garden. Mainly laid to lawn with access to the conservatory.

#### SERVICES

Mains water, gas, electric 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 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.

#### COUNCIL TAX

Band E

#### DIRECTIONS

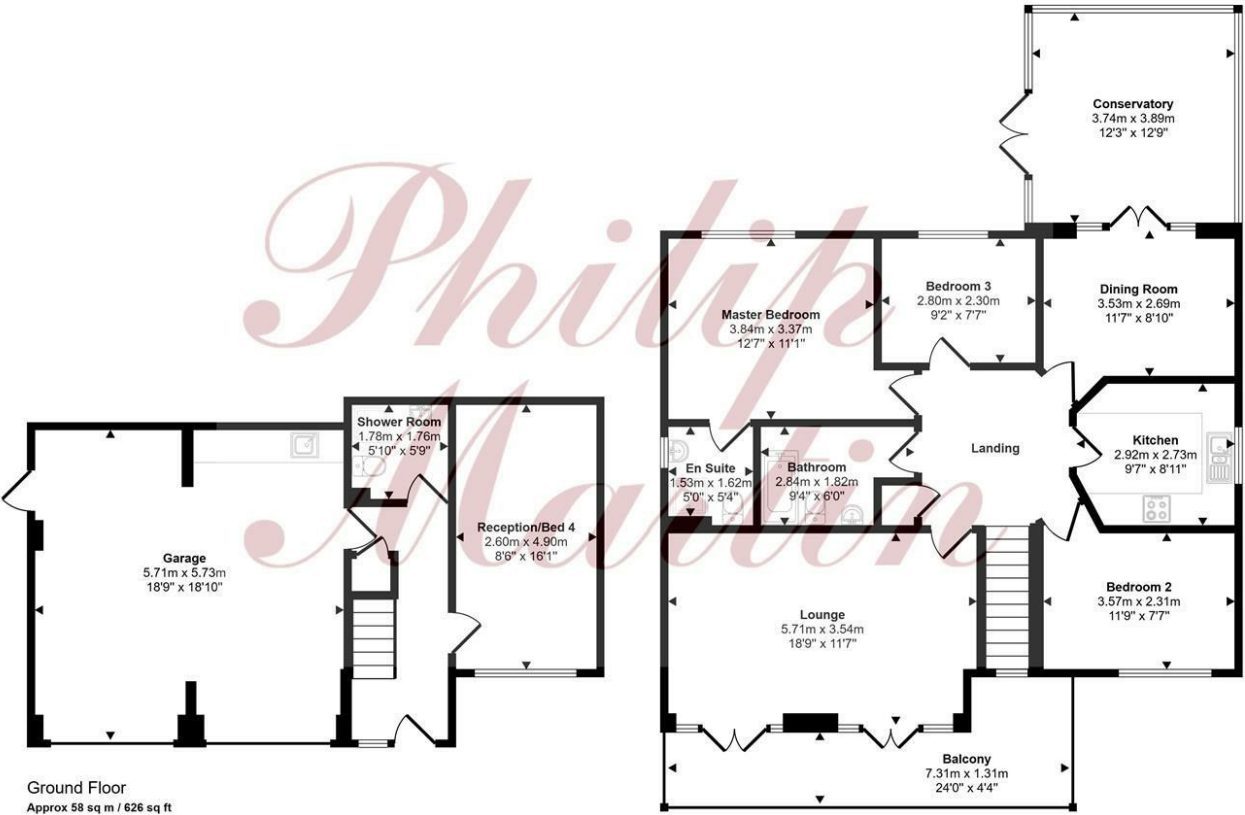
Proceed up Tregolls Road and at the second set of traffic lights turn right into Beechwood Parc. Bear right at the first mini-roundabout and then straight across at the second, before climbing to the top of the hill. At this point turn left and follow the road along, the property will be found on your right hand side after a short distance.

#### TENURE

Freehold.



Approx Gross Internal Area  
163 sq m / 1751 sq ft



Ground Floor  
Approx 58 sq m / 626 sq ft

First Floor  
Approx 105 sq m / 1126 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 <sub>2</sub> ) Rating                  |  |
|---|--|---|--|
| Very energy efficient - lower running costs |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |
| 92 plus) A                                  |  | 92 plus) A  |  |
| 81-91) B                                    |  | 81-91) B  |  |
| 69-80) C                                    |  | 69-80) C  |  |
| 55-68) D                                    |  | 55-68) D  |  |
| 43-54) E                                    |  | 43-54) E  |  |
| 31-42) F                                    |  | 31-42) F  |  |
| 21-30) G                                    |  | 21-30) G  |  |
| Not energy efficient - higher running costs |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |
| England & Wales                             |  | England & Wales   |  |
| EU Directive 2002/91/EC                     |  | EU Directive 2002/91/EC   |  |





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