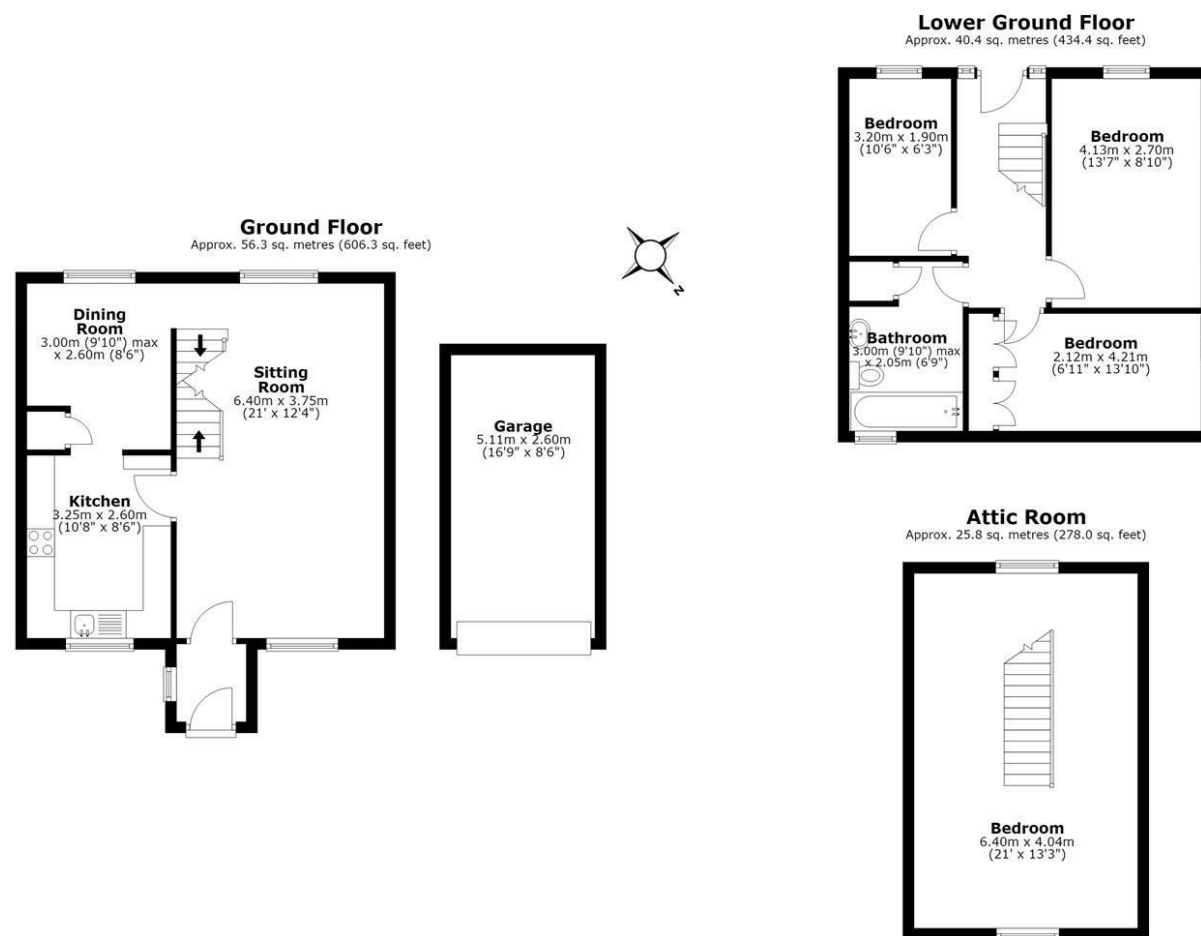


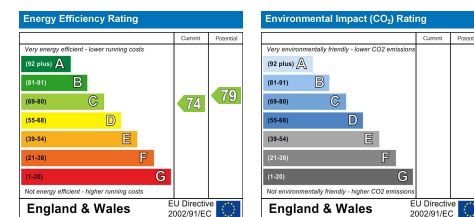
HARBOUR VIEW, TRURO



KEY FEATURES

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- ATTIC ROOM
- BATHROOM
- OFF ROAD PARKING
- GARAGE
- FANTASTIC VIEWS
- VIEWING ESSENTIAL

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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21 HARBOUR VIEW, TRURO, TR1 1XJ

THREE BEDROOM PROPERTY SITUATED IN ELEVATED POSITON WITH LOVELY VIEWS

This three bedroom property is situated in a desirable location, and is within walking distance of the city centre and wide range of amenities. The property is larger than first apparent and enjoys wonderful views of the river and countryside beyond. Well presented, the accommodation includes; sitting room, kitchen/dining room, three bedrooms, bathroom and an attic room. There is off road parking for three vehicles, as well as a garage. Viewing is highly recommended EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £295,000

THE PROPERTY

21 Harbour View is a spacious and well presented semi-detached house in an elevated position enjoying lovely views over the Truro River and the surrounding countryside. The property is perfectly located for its proximity to Truro city centre and the attractive gardens and sporting facilities of Boscawen Park. The accommodation is arranged on three floors with access gained on the first floor comprising entrance porch, sitting room and a kitchen/dining room with a bedroom to the upper floor and three bedrooms and a bathroom to the lower floor. The front and rear gardens are laid to lawn for ease of maintenance and the property benefits from three parking spaces and a garage.

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 FLOOR

ENTRANCE PORCH

Useful coat and boot storage facility with door into;

SITTING ROOM

20'11" x 12'3" (6.40m x 3.75m)
Dual aspect sitting room with windows to both front and rear with stairs rising to attic room and dropping to bedrooms. Radiator. Doors into;



KITCHEN

10'7" x 8'6" (3.25m x 2.60m)
Fitted with a range of base and eye level units with worktops over and tiled splashbacks. Integrated oven with gas hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine. Inset sink and drainer with window to front and opening into dining space whereby there is ample room for table. Window to rear enjoying wonderful views.

DINING ROOM

9'10" x 8'6" (3.00m x 2.60)

LOWER GROUND FLOOR

BEDROOM

13'6" x 8'10" (4.13m x 2.70m)
Window to front. Radiator.

BEDROOM

13'9" x 6'11" (4.21m x 2.12m)
Window to side. Radiator.

BEDROOM

10'5" x 6'2" (3.20m x 1.90m)
Window to front. Radiator.

BATHROOM

9'10" x 6'8" (3.00m x 2.05m)
Comprising a bath with shower over, vanity hand wash basin and integrated w.c. Obscured window to front, heated towel rail and extractor fan.

FIRST FLOOR



ATTIC ROOM

20'11" x 13'3" (6.40m x 4.04m)
Dual aspect with windows to front and rear. Useful space to be used as a reception room, study and guest room.

OUTSIDE

To the front of the property there is off road parking for three vehicles, as well as a single garage. There is a lawned area with steps leading to the front door. At the rear is a sloping garden laid to lawn.

GARAGE

16'9" x 8'6" (5.11m x 2.60m)
With an off road parking space in front, and a metal up and over door.

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

C.

TENURE

Freehold.

DIRECTIONS

Proceeding from Tregolls roundabout heading to Malpas along Malpas Road, turn left at the mini roundabout just before Boscawen Park into Pendeen road. Follow the road to the top and around to the right, before taking the left hand turning into Harbour View. No. 21 can be found at the end of the road on the left hand side.

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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