



18 SUNNINGDALE

, TRURO,  
TR1 3ND

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 18 SUNNINGDALE

TRURO  
TR1 3ND

SUBSTANTIAL THREE BEDROOM SEMI-DETACHED HOUSE  
IN POPULAR RESIDENTIAL LOCATION

This three bedroom semi-detached house is situated in an elevated position within Truro, enjoying wonderful views over the city whilst being within walking distance of a range of amenities on offer. The property has been extended and modernised during the current ownership to create a fantastic family home with open plan living accommodation.

In all, the accommodation includes; sitting room, kitchen/dining room, w.c., three bedrooms (two en-suites) and a bathroom. There is a driveway providing off road parking, a single garage and an enclosed garden to the rear.

Internal viewing is highly recommended to appreciate the quality and size of this dwelling.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £425,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

**Truro:** 01872 242244 **St Mawes:** 01326 270008

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

18 Sunningdale is a three bedroom semi-detached property situated in a popular residential area within Truro. The location is incredibly appealing due to its quiet setting, whilst also being within walking distance of the train station, city centre and Treliske Hospital. The property has been modernised and extended during our clients ownership to create a wonderful, spacious family home. Well presented throughout, the accommodation comprises, entrance hallway, sitting room, open plan kitchen/dining room with bifold doors out to the rear garden, utility cupboard and w.c., to the ground floor with two bedrooms, one en-suite and a bathroom to the first floor with a further bedroom with another en-suite to the second floor. There is a driveway providing off road parking for numerous vehicles, with a garage which is ideal for storage. The rear garden is enclosed, laid to a combination of patio and lawn and enjoys the sunny aspect during the day. The property also benefits from mains gas central heating and double glazing throughout.

## 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):

## GROUND FLOOR

### ENTRANCE HALLWAY

Stairs rising to the first floor with doors into;

### W.C.

Low level w.c and wall mounted hand wash basin. Obscured window to side.

### UTILITY CUPBOARD

Space and plumbing for washing machine. Window to side.

### SITTING ROOM

4.44m x 3.49m (14'6" x 11'5")

Bay window to front aspect with feature wood burning stove. Wood floorboards. Radiator. Double doors opening into;



### KITCHEN/DINING ROOM

5.97m x 5.44m (19'7" x 17'10")

An extended, wonderfully light and spacious kitchen/dining/living room providing a social space for hosting with bi-fold doors opening out to the rear patio/garden. There is a seating area with wood burning stove and ample space for a dining table. The kitchen comprises a range of base and eye level units with central island. Inset Belfast sink with window looking out onto rear garden. Space for large range cooker with extractor fan over. Integrated dishwasher and fridge/freezer.

## FIRST FLOOR

### LANDING

Stairs rising to second floor with doors into;

### BEDROOM

4.66m x 3.53m (15'3" x 11'6")

Bay style window to front. Radiator. Door into;



#### EN-SUITE

2.44m x 2.22m (8'0" x 7'3")  
 Large, fully tiled en-suite shower room comprising double walk in shower cubicle, wall mounted hand wash basin and low level w.c. Obscured window to front, heated towel rail and extractor fan.

#### BEDROOM

3.65m x 3.45m (11'11" x 11'3")  
 Window to rear. Radiator.

#### BATHROOM

2.61m x 2.14m (8'6" x 7'0")  
 Fully tiled bathroom comprising bath with shower over, vanity wall mounted hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

#### SECOND FLOOR

#### BEDROOM

5.10m x 3.17m (16'8" x 10'4")  
 Dual aspect with two velux windows to the front and a window to the rear. Radiator. Door into;

#### EN-SUITE

2.57m x 2.12m (8'5" x 6'11")  
 Comprising corner shower cubicle, vanity hand wash basin and low level w.c. Velux window to front, heated towel rail and extractor fan.

#### OUTSIDE

To the front of the property, there is off road parking for numerous vehicles with steps rising to the front door. To the rear there is a patio that is perfect for outdoor dining. Stairs rise to a level lawn that is completely enclosed with timber fenced boundaries and is perfect for children and pets. There is a gate providing side access to the garage and driveway.

#### GARAGE

Double doors opening to the front from driveway. Light and power connected.

#### SERVICES

Mains water, electric, gas and drainage.



#### N.B

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

#### COUNCIL TAX

C.

#### TENURE

Freehold.

#### DIRECTIONS

Proceed out of Truro along the A390, take the right hand turning into Dobbs Lane and proceed along taking the second left hand turning into Sunningdale. Follow the road around to the right hand side and No.18 can be found towards the end of the road on the left hand side.

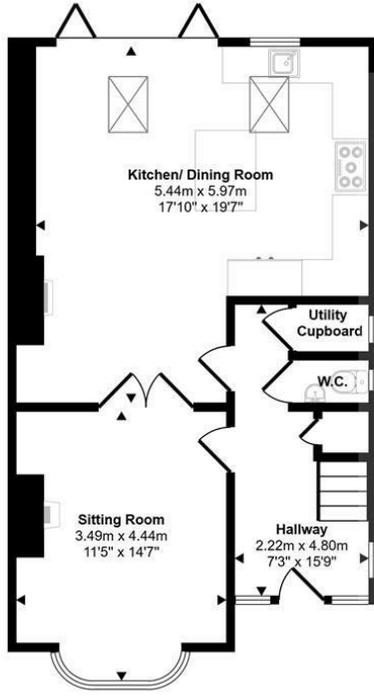
#### VIEWING

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

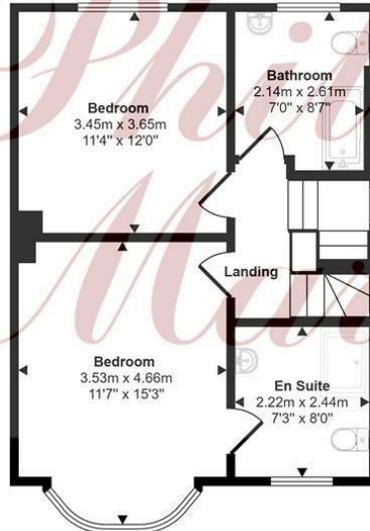
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at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

Approx Gross Internal Area  
147 sq m / 1583 sq ft

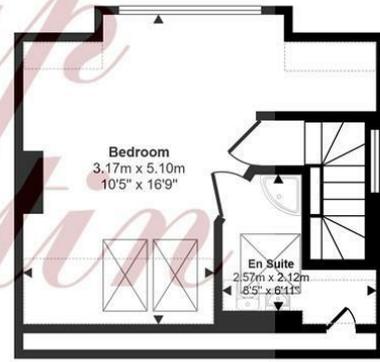


Ground Floor  
Approx 56 sq m / 608 sq ft

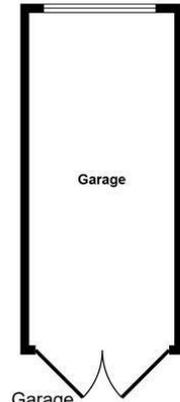
Denotes head height below 1.5m



First Floor  
Approx 46 sq m / 497 sq ft



Second Floor  
Approx 31 sq m / 335 sq ft

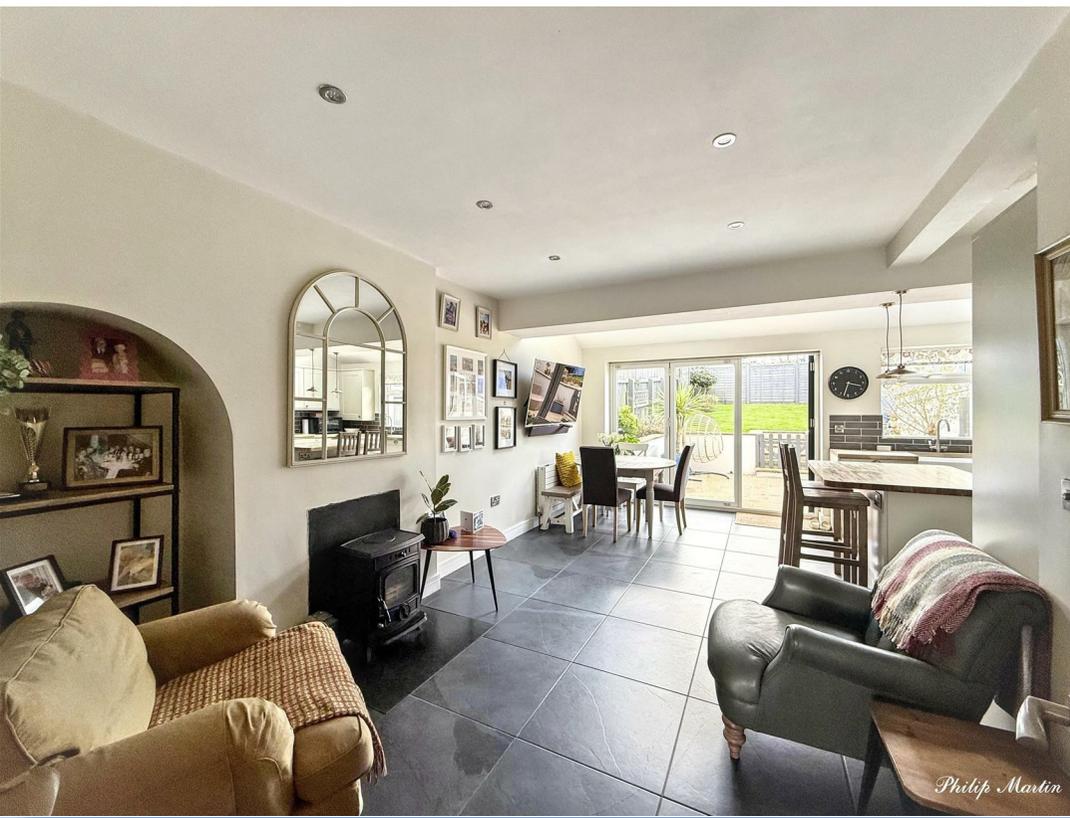


Garage  
Approx 13 sq m / 142 sq ft

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		Current	Potential
Very energy efficient - lower running costs	92-104 <b>A</b>		
	81-91 <b>B</b>		
	69-80 <b>C</b>		
	55-68 <b>D</b>		
	39-54 <b>E</b>		
	21-38 <b>F</b>		
Not energy efficient - higher running costs	1-20 <b>G</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-104 <b>A</b>		
	81-91 <b>B</b>		
	69-80 <b>C</b>		
	55-68 <b>D</b>		
	39-54 <b>E</b>		
	21-38 <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20 <b>G</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





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