



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



9 GWENDROC HOUSE
MEWS
BARRACK LANE
TRURO
TR1 2DS

TUCKED-AWAY MEWS HOME WITH PRIVATE GARDEN, GARAGE & PARKING – WALK TO TRURO CITY CENTRE

One of just three attractive mews homes forming part of the highly regarded Gwendroc development, this well-maintained end-of-terrace property occupies a discreet and peaceful setting within walking distance of Truro city centre. Offering two generous double bedrooms, lounge/dining room, private sunny garden, garage and driveway parking.

GUIDE PRICE £295,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

9 Gwendroc House Mews is an attractive end-of-terrace home, one of just three mews properties forming part of the highly regarded Gwendroc development in Barrack Lane. Occupying a discreet position within the grounds of the former period residence, Gwendroc House, the setting combines an established and peaceful environment with the considerable advantage of being within easy walking distance of Truro city centre and its amenities.

The property offers well-balanced and easily managed accommodation, ideally suited to those seeking a low-maintenance home in a convenient yet tucked-away location. It will appeal equally to downsizers, professional purchasers or those looking for a secure lock-up-and-leave, without compromising on private outside space or practical facilities.

The accommodation is thoughtfully arranged, with an entrance hallway leading to a comfortable lounge/dining room and a well-appointed kitchen on the ground floor. To the first floor are two generous double bedrooms and a family bathroom, the second bedroom offering flexibility as a guest room or study if required.

A particular feature of the property is the enclosed garden to the side and rear, enjoying a sunny aspect and pleasant open views across the outer fringes of the city towards surrounding countryside. To the front there is driveway parking together with a single garage, providing secure storage and additional practicality.

In all, this is a well-positioned and carefully maintained home offering the increasingly sought-after combination of low-maintenance living, private garden, garage and parking, all within comfortable reach of the city centre.



TRURO

Truro is Cornwall's capital city and remains one of the county's most desirable and well-connected locations. The city offers an excellent and diverse shopping centre, complemented by a thriving selection of independent boutiques, cafés, restaurants and bars. Schooling is particularly well regarded, with a choice of respected state and private establishments.

For commuters, Truro benefits from a main line railway link to London Paddington, making it highly accessible despite its setting within the county.

Culturally, the city is equally impressive. The striking Cathedral provides a magnificent architectural focal point, while the Hall for Cornwall hosts a varied year-round programme of theatre, music and live performances. The Royal Cornwall Museum further enriches the city's heritage offering.



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

ENTRANCE HALL

Glazed front door, radiator, stairs to first floor with storage cupboard beneath. Stair lift can be left in situ or removed if not required.

LOUNGE/DINING ROOM

4.48 x 3.5 (14'8" x 11'5")

A fabulous room flooded with natural light due to the windows and door opening to the garden. Feature gas fireplace and radiator.

KITCHEN

2.44 x 2.01 (8'0" x 6'7")

Fitted with a range of base and eye level units, worktop over, sink and drainer inset. Space for fridge freezer, gas cooker and plumbing for washing machine.

FIRST FLOOR

Landing with airing cupboard housing hot water cylinder. Access to loft.

MASTER BEDROOM

4.52 x 4.46 (14'9" x 14'7")

With two Velux windows to the rear, storage cupboards in the eaves. Radiator.

BEDROOM 2

3.52 x 2.87 (11'6" x 9'4")

Two windows to front, radiator and built in wardrobe.

SHOWER ROOM

2.33 x 1.89 (7'7" x 6'2")

Fitted with vanity wash hand basin and w.c., corner shower, part tiled walls, window to side and radiator.

OUTSIDE

The property is approached over a communal driveway and leads to the front of the property where there is parking and access to the garage. The property occupies a corner plot and therefore further parking could be made available if required. The side and rear garden are all geared to low maintenance with patio and gravel with timber fencing along the boundary and wrought iron pedestrian gate and railings.

GARAGE

2.52 x 4.91 (8'3" x 16'1")

With electric door, light and power connected. Wall mounted gas boiler.

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.

SERVICES

Mains water, gas, drainage and electricity.

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.

TENURE

Freehold.

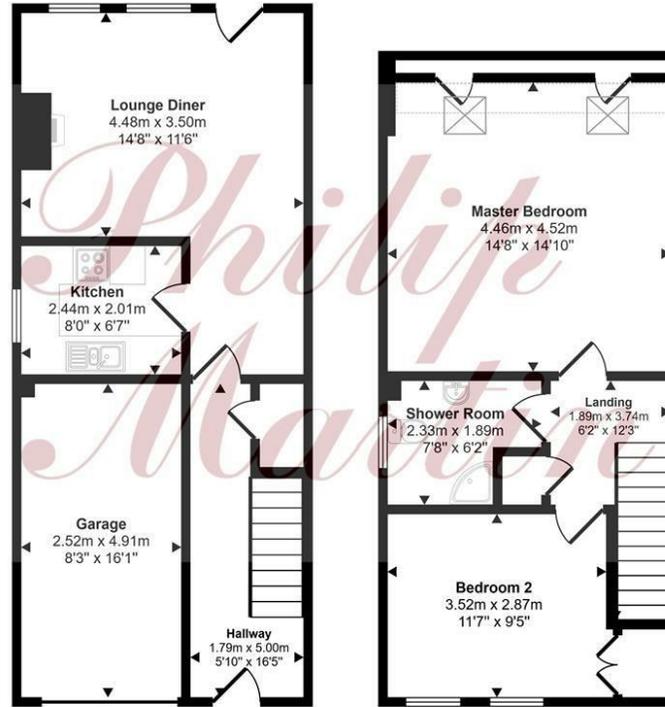
COUNCIL TAX

Band C.

DIRECTIONS

Barrack Lane is the turning immediately by the Richard Lander monument at the top of Lemon Street. The turning into Gwendroc is on the right hand side in the lower part of the lane and 9 Gwendroc Mews will be easily identified at the far end of the development.

Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft

First Floor
Approx 45 sq m / 479 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
92-104) A	82-91) A						
81-91) B	61-81) B						
69-80) C	40-60) C						
55-68) D	20-39) D						
49-54) E	10-19) E						
41-48) F	1-9) F						
35-40) G	1-20) G						
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC





GWENDROC
HOUSE
&
Gwendroc House Mews
PRIVATE
PROPERTY
NO TURNING

PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin