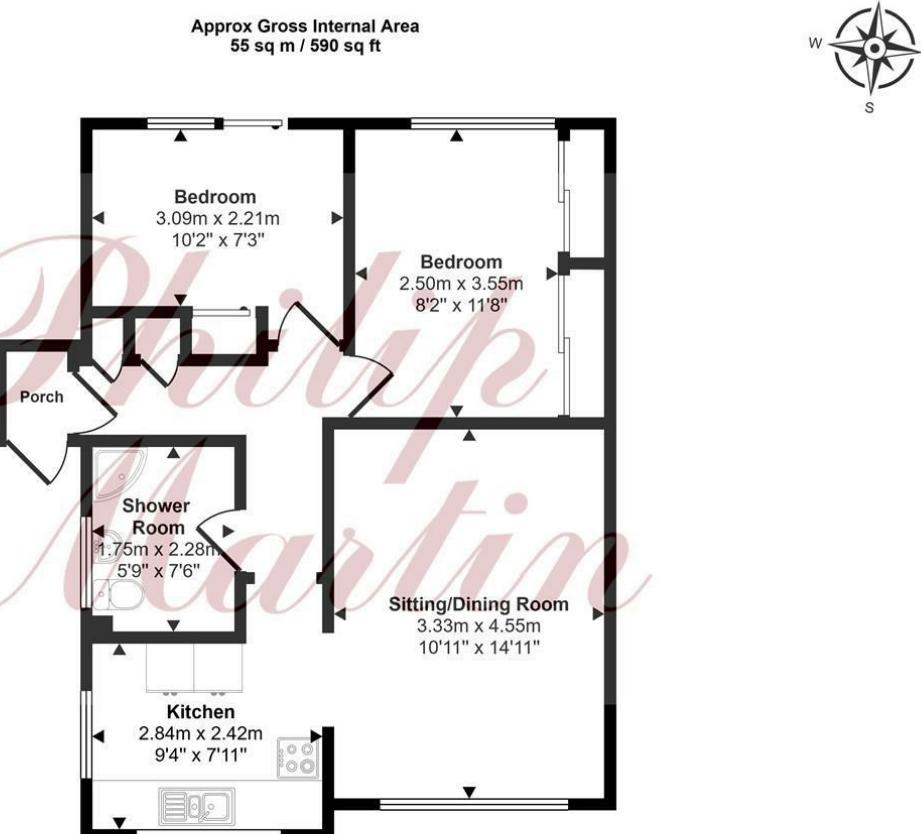


## TRECARNE CLOSE, TRURO



Floorplan

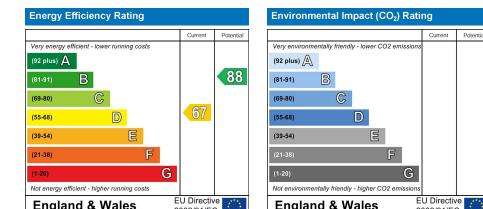
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- SEMI-DETACHED
- TWO BEDROOMS
- KITCHEN
- SITTING/DINING ROOM
- SHOWER ROOM

- DRIVEWAY PARKING & GARAGE
- FRONT & REAR GARDENS
- CATHEDRAL VIEWS
- QUIET LOCATION
- NO CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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### 1 TRECARNE CLOSE, TRURO, TR1 1LW

#### SEMI DETACHED BUGNALOW SOLD WITH NO CHAIN

This two bedroom semi-detached bungalow is situated on the eastern side of Truro with far reaching views of Truro and the Cathedral. Well presented, in all, the accommodation includes; entrance porch, hallway, two bedrooms, shower room, kitchen and sitting/dining room. There are gardens to both the front and rear, with driveway providing off road parking and a single garage. The property benefits from new double glazed windows throughout and gas central heating. Sold with no chain. EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £250,000

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

Roseland 01326 270008

## THE PROPERTY

A semi detached bungalow situated on the sought after eastern side of Truro in a quiet cul-de-sac location. The property benefits from glorious far reaching views of the Cathedral and Truro beyond. Well presented throughout with modern double glazing and gas central heating. In brief the accommodation comprises; entrance porch, hallway, kitchen, sitting/dining room, two bedrooms and a shower room. To the outside there are private gardens to the front and rear which are low maintenance laid to lawn and gravel. A semi detached garage to the side and a driveway provides parking for two vehicles. Sold with no onward chain.

## 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.

## GROUND FLOOR

### ENTRANCE PORCH

### HALLWAY

### BEDROOM

10'1" x 7'3" (3.09m x 2.21m )

Sliding doors to rear accessing the back garden. Fitted wardrobes. Radiator.



### BEDROOM

11'7" x 8'2" (3.55m x 2.50m)

Window to rear. Fitted wardrobes. Radiator.

### SHOWER ROOM

7'5" x 5'8" (2.28m x 1.75m)

Comprising shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side aspect.

### KITCHEN

9'3" x 7'11" (2.84m x 2.42m)

Dual aspect room with windows to the front and side aspects with views of Truro and the Cathedral. Fitted with a range of base and eye level units with worktop over. Stainless steel sink and drainer. Space for cooker and fridge/freezer.

### SITTING/DINING ROOM

14'7" x 10'11" (4.45m x 3.33m)

Large window to front aspect. Radiator.

### GARAGE

Up and over door with pedestrian rear access from shed/garden. Light and power connected.

### OUTSIDE

To the front of the bungalow is a driveway providing off road parking and leads up to the garage. There is a front garden laid to lawn with mature shrubs creating privacy and a pathway leading to a side gate allowing access into the rear garden. The rear garden is fully enclosed and laid to gravel for ease of maintenance.

### SERVICES

Mains electric, water, 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

Proceed out of Truro in the St. Austell direction along the A390, at the traffic lights half way up Tregolls Road turn right and then immediately right again into Chelwell Road. Take the second turning on the right into Trewidden Close, take the first left hand turning into Trecarne Close and No.1 can be found on the left hand side where a Philip Martin board has been erected.

### 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.