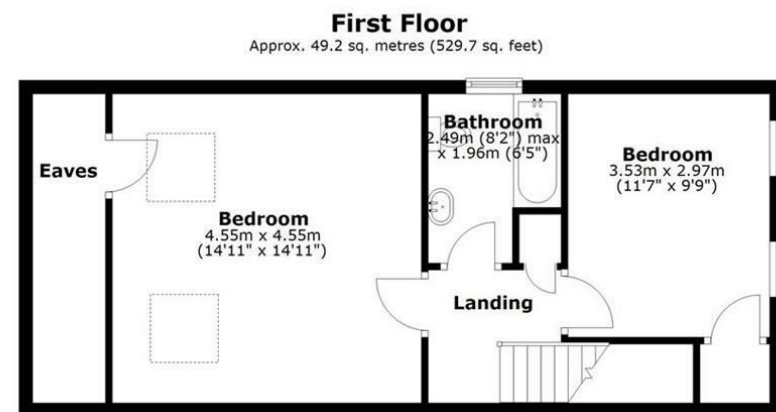
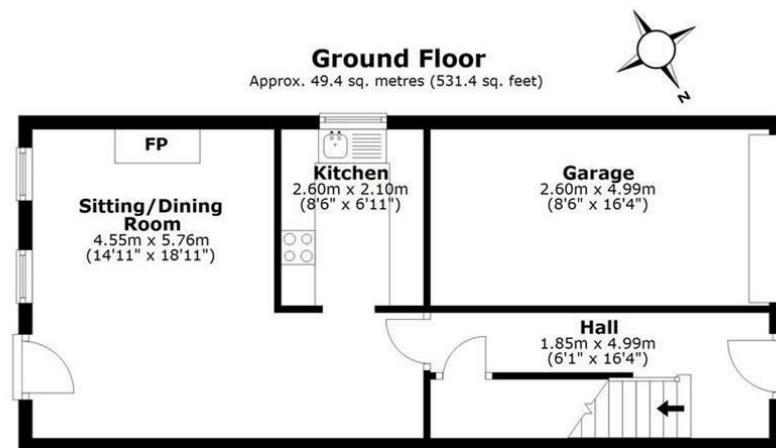


BARRACK LANE, TRURO

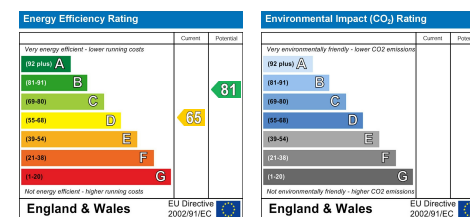


Total area: approx. 98.6 sq. metres (1061.1 sq. feet)
7 Gwendroc House Mews, Truro

KEY FEATURES

- Two Double Bedrooms
- Modern Kitchen
- Enclosed Rear Garden
- Parking
- Double Glazing
- Lounge/Dining Room
- Quality Bathroom
- Garage
- Gas Central Heating
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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7 GWENDROC HOUSE MEWS, BARRACK LANE, TRURO, TR1 2DS END OF TERRACE MEWS HOUSE IN A PEACEFUL LOCATION WITHIN TRURO

A compact, easy to manage modern house within a sought after residential part of Truro, close to the city centre.

Enjoying far reaching views from the rear.

Two bedrooms, modern fitted kitchen, lounge/dining room, recent bathroom.

Enclosed rear garden enjoying a sunny aspect. Garage and parking.

Gas central heating. Double glazing. No Chain.

Freehold. Council Tax Band C. EPC D.

GUIDE PRICE £275,000

GENERAL COMMENTS

This is the end of a terrace of just three mews houses forming part of the mature residential development at Gwendroc in the lower part of Barrack Lane. The development comprises a mere handful of modern houses built within the grounds of a large period residence (Gwendroc House) which is now several quality apartments. The house along with its two neighbours, has the advantage of a small private garden and independent pedestrian access from David Penhaligon Way which is a cul-de-sac. It is compact and easy to manage and will suit a wide range of purchasers looking for a low maintenance home in a convenient part of the city and easily within walking distance of the shopping centre. There are good open views across the outer limits of the city to open fields in the distance. The accommodation includes two double bedrooms and bathroom on the first floor with hallway, lounge/dining room and kitchen downstairs. The kitchen and bathrooms are very modern and have been replaced in very recent years. The gas fired central heating boiler was replaced in 2023. At the front is parking and a single garage and the rear garden is enclosed with a sunny aspect and pleasant views. The house is sold with no onward chain.

LOCATION

Barrack Lane is accessed from Falmouth Road at the top of Lemon Street or via Strangways Terrace (linking Lemon Street with the "Tesco" roundabout on the A39). The area is essentially residential and a popular part of the city owing to its nearness of the shopping centre and having a quiet ambiance owing to it being a cul-de-sac and well away from heavy traffic.

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 HALL

Half glazed entrance door. Stairs to first floor with storage cupboard below. Telephone point.

LOUNGE/DINING ROOM

18'10" x 14'11" (5.76m x 4.55m)

Two full height windows and a matching glazed doorway overlook the garden and beyond to rural views in the distance. The room focuses to a mock fireplace with wood surround and mantle. Telephone and television points. Radiator.

KITCHEN

8'6" x 6'10" (2.60m x 2.10m)

A very modern glossy range of base and eye level kitchen units. A Howdens kitchen installed in 2022 with quality Neff appliances including integral oven, ceramic hob with extractor hood over, space for fridge/freezer. Single sink and drainer. Window to side.

FIRST FLOOR

Landing. Loft access. Shelved airing cupboard.

BEDROOM ONE

11'6" x 9'8" (3.53m x 2.97m)

Two windows to front. Built in wardrobes. Telephone point. Radiator.



BATHROOM

A tiled room with modern white suite installed in 2016. Low level w.c, vanity sink unit with light and electric shaving point above, panel bath with Mira shower over. Frosted window to side. Extractor fan.

BEDROOM TWO

14'11" x 14'11" (4.55m x 4.55m)

Two Velux windows to the rear elevation enjoying fabulous views over the city towards Truro school with black out blinds. Television and telephone points. Vanity sink unit. Storage in eaves. Radiator.

OUTSIDE

There is a paved forecourt to the front of the property providing parking and this in turn gives access to the:-

GARAGE

16'4" x 8'6" (4.99m x 2.60m)

Fitted with light and power, gas meters and plumbing facility for washing machine. Ideal mains gas combination boiler installed in 2023. Metal up and over garage door. Tap for washing cars etc. A wide side path leads to the rear garden with space for bin storage and the two plastic storage containers are included in the sale.

REAR GARDEN

At the rear is a delightful level garden which is largely gravelled for low maintenance and incorporating several mature shrubs and plants including camellias, bay tree, chinese lantern and well stocked flower beds. There is a patio for sitting out accessed from the sitting room. The rear boundary has an attractive stone wall and Cornish holly hedge. A short flight of steps and a gate provide direct rear access to David Penhaligon Way.

