



3 GOTSLAND ROAD

TRURO
TR1 1YR

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



3 COTSLAND ROAD

TRURO
TR1 1YR

DETACHED HOUSE SITUATED IN POPULAR LOCATION

This four bedroom detached house is situated in a popular residential area within Truro, within walking distance of the city centre, as well as a variety of schools and amenities. Beautifully presented and modernised throughout with modern kitchen and bathroom suites, and a fantastic sun room providing additional living space.

The accommodation includes; entrance hall, cloakroom, kitchen/dining room, sitting room and sun room to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, a detached garage and an enclosed, south facing rear garden.

Viewing is highly recommended.

EPC - B. Freehold. Council Tax - E.

OFFERS IN EXCESS OF
£500,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

3 Cotsland Road is a wonderful detached modern house situated in a popular residential area within Truro; close to the city centre. The dwelling has been modernised tremendously throughout, with contemporary kitchen and bathroom suites, the addition of a fantastic sun room to the rear and general decoration throughout. Immaculately presented, the accommodation includes; entrance hallway, cloakroom, sitting room, kitchen/dining room and sun room to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, a detached garage and gardens to the side and rear of the property. The rear garden has been landscaped whilst also being south facing and enjoys a private patio area. There is also a greenhouse.

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

Providing stairs to first floor and doors into;

CLOAKROOM

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

SITTING ROOM

5.79m x 3.54m (18'11" x 11'7")

Light and spacious sitting room with feature bay window to front aspect. Radiator. Gas fireplace with surround. Double doors opening into;



KITCHEN

3.59m x 3.30m (11'9" x 10'9")

A light dual aspect, open plan kitchen/dining room with modern kitchen suite comprising a range of base and eye level units with granite worktops over and upstands. Space and plumbing for appliances including dishwasher, washing machine with integrated electric oven and hob as well as fridge/freezer. Inset sink with window to rear and door to side to access garage.

CUPBOARD

Housing condensing tumble dryer.

DINING ROOM

3.34m x 2.69m (10'11" x 8'9")

Ample space for dining table. Radiator. Sliding door opening into;



SUN ROOM

3.40m x 3.21m (11'1" x 10'6")

A newly implemented sun room with beautiful sandstone tiled flooring and enjoying the southerly aspect and providing a fantastic additional living space. Doors out to rear garden.

FIRST FLOOR

LANDING

Providing access to loft and doors into;

BEDROOM

3.54m x 3.12m (11'7" x 10'2")

Window to front. Radiator. Door into;

EN-SUITE

2.28m x 0.88m (7'5" x 2'10")

Tiled to half height and comprising shower cubicle, hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

BEDROOM

2.96m x 2.90m (9'8" x 9'6")

Window to rear. Radiator.

BEDROOM

3.41m x 2.05m (11'2" x 6'8")

Window to rear. Radiator.

BEDROOM

2.96m x 2.08m (9'8" x 6'9")

Window to front. Radiator.

BATHROOM

2.37m x 1.98m (7'9" x 6'5")

A modern bathroom suite with tiled walls and obscured window to side. Bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

GARAGE

4.80m x 2.45m (15'8" x 8'0")

Metal up and over door. Light and power connected.

OUTSIDE

There is a brick paved driveway to the front of the property providing off road parking for two vehicles



in front of the detached garage. A pedestrian gate provides side access into the completely enclosed rear garden that enjoys a south facing sunny aspect. There is a greenhouse, and a private patio area for outdoor dining.

SERVICES

Mains water, electric, drainage and gas.

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

From Trafalgar roundabout continue along Tregolls Road and at the traffic lights continue up the hill and then turn right into Penair Crescent. Turn right into Cotsland Road and the property is located on the left hand side.

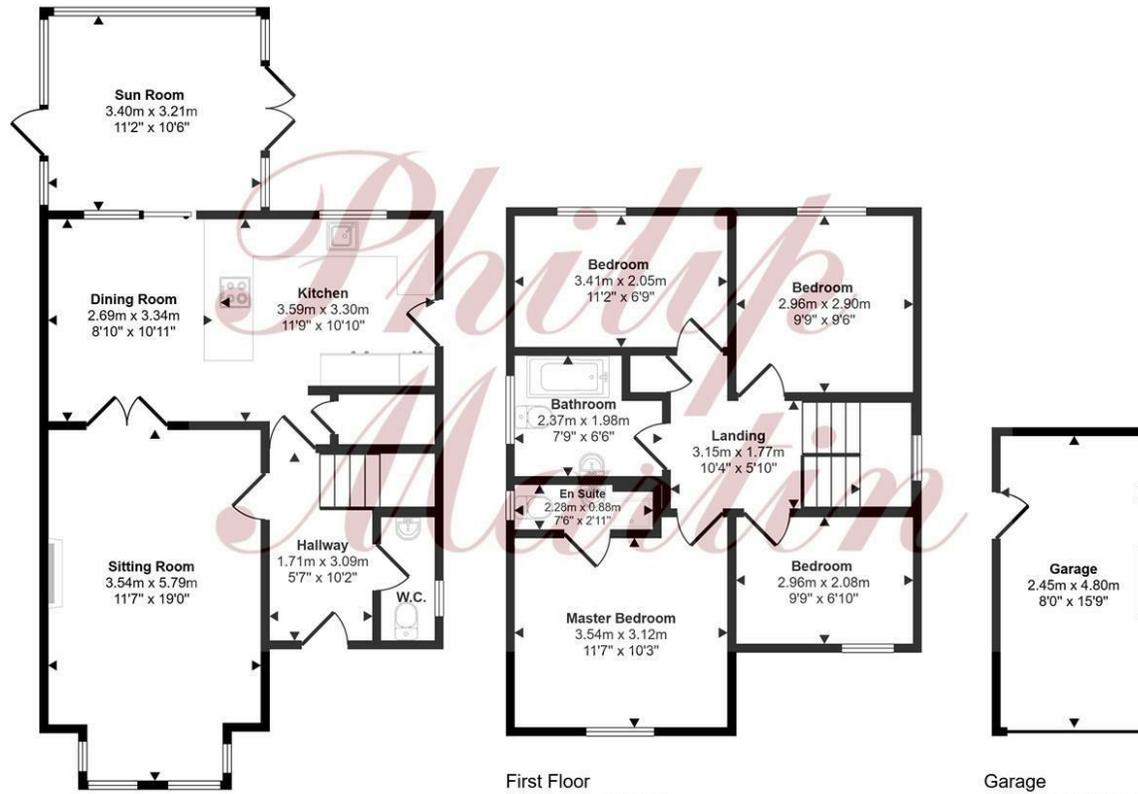
VIEWING

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
125 sq m / 1351 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-104) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(11-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		83	80				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philipmartin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin