



4 KEW LASTANEN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



4 KEW LASTANEN TINNEY DRIVE

TRURO
TR1 1FP

MODERN HOUSE WITH GARAGE IN QUIET LOCATION

Tucked away in a peaceful and attractive position within the established Beechwood Park development, this well-presented home is ideally suited to a wide range of buyers.

Conveniently located for access to both primary and secondary schools, as well as offering easy connectivity to the city centre.

Built in 2013, the property benefits from an attached garage and private parking.

GUIDE PRICE £310,000

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THE PROPERTY

No.4 Kew Lastanen is situated within a sought after residential location on the eastern side of the city. The location is extremely quiet and convenient, close to Tregolls Primary school as well as Arch Bishop Benson primary school, Penair Secondary school, Truro School as well as a fairly level walk into the centre Truro. The property enjoys a very picturesque aspect to the front overlooking woodland and a stream whilst there is a small green close by and a parking area with school fields to the rear. This modern end of terrace house is well presented with light and spacious rooms, gas central heating and PVCu double glazed windows throughout.

The accommodation comprises; entrance hall, cloakroom, lounge, kitchen/dining room and a utility area. To the first floor there are three bedrooms and the family bathroom. Furthermore there is an enclosed south facing rear garden, single garage and parking.

LOCATION

Located on the eastern side of the city in a modern yet established residential development, sought after due to its proximity to Penair Secondary and Truro School which are both within a very short distance from the property. Waitrose supermarket is also closeby as is the Saturday Farmer's Market at Tresemple.

Truro is renowned for its excellent shopping centre, fine selection of restaurants and pubs. Truro also has a 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):

HALL

1.24 x 1.34 (4'0" x 4'4")

LOUNGE

4.35 x 3.53 (14'3" x 11'6")

KITCHEN/DINING ROOM

3.19 x 3.09 (10'5" x 10'1")

UTILITY

1.72 x 1.16 (5'7" x 3'9")

CLOAKROOM

1.3 x 1.18 (4'3" x 3'10")

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FIRST FLOOR

LANDING

BEDROOM 1

4.14 x 2.56 (13'6" x 8'4")

BEDROOM 2

3.27 x 2.34 (10'8" x 7'8")

BEDROOM 3

2.29 x 2.01 (7'6" x 6'7")

BATHROOM

1.85 x 1.77 (6'0" x 5'9")

GARAGE

5.11 x 2.60 (16'9" x 8'6")

OUTSIDE

The property is approached via a pedestrian path which leads along the frontage of the properties to No.4. The vehicular access lies to the rear of the property under an archway and provides access to the garage and parking space.

The small rear garden is enclosed behind a cornish stone hedge and laid to lawn, safe for children and pets.

SERVICES

Mains water, electricity, drainage and gas.

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.

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.

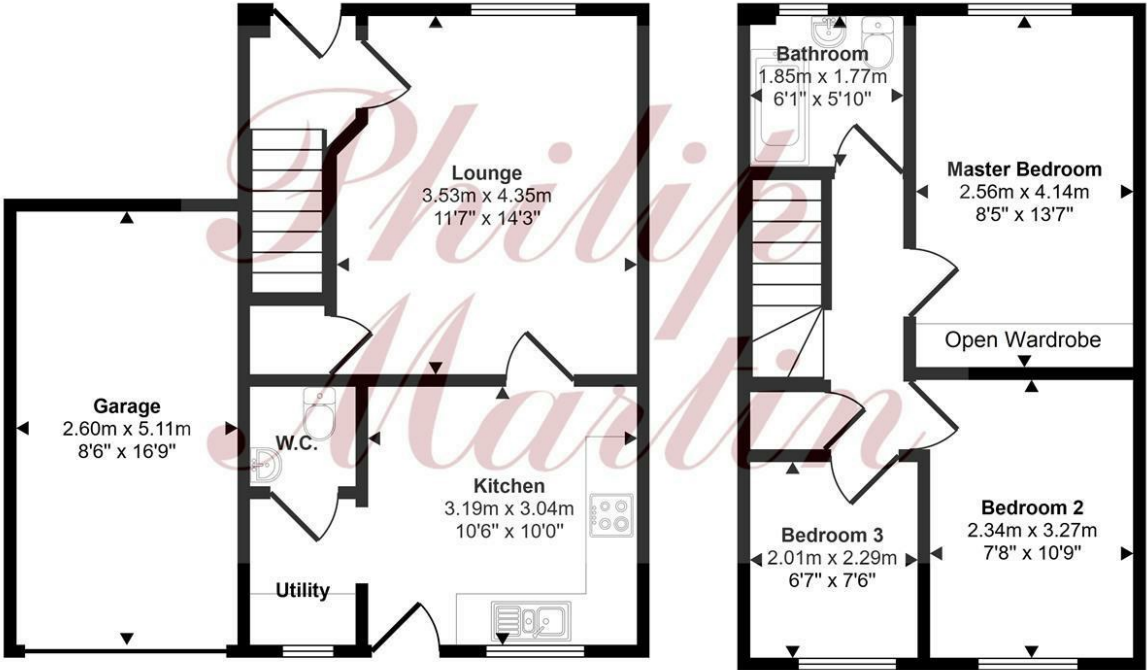
COUNCIL TAX

Band C.

DIRECTIONS

Proceeding out of Truro city along Tregolls Road heading towards St. Austell take the right hand turning at the traffic lights into Beech Wood Parc. At the first mini roundabout turn right and the property can be found on the right hand side where a Philip Martin for sale board has been erected.

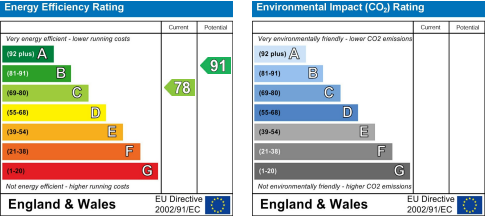
Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft

First Floor
Approx 34 sq m / 368 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.







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