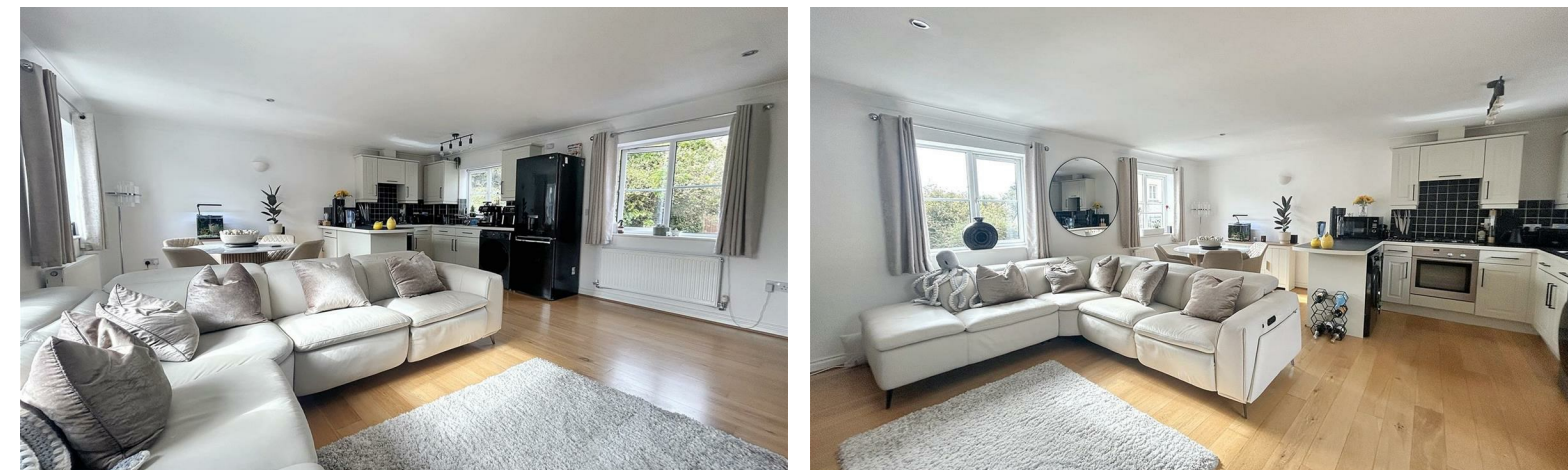


TREFFRY ROAD, TRURO



81 TREFFRY ROAD, TRURO, TR1 1WE 2 BED COACH HOUSE SOLD WITH PARKING AND GARAGE

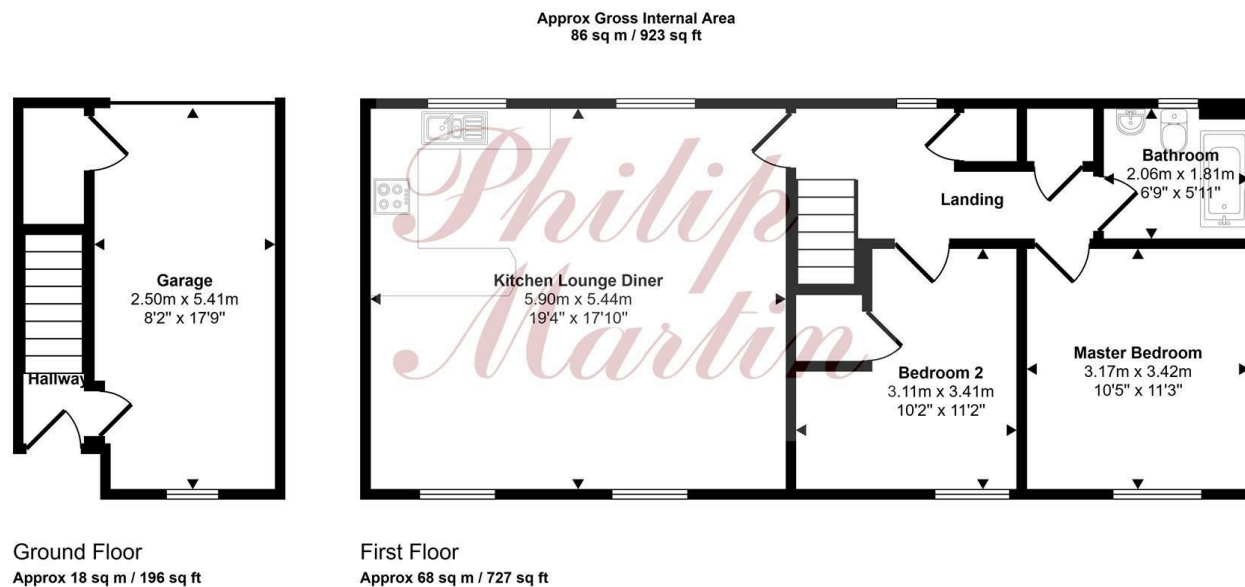
This is a beautifully presented 2-bedroom coach house featuring a spacious dual-aspect open-plan living, kitchen, and dining area filled with natural light. It also includes a garage and parking just a stone throw away from the centre of Truro.
EPC - C. Freehold. Council Tax - B.

GUIDE PRICE £245,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

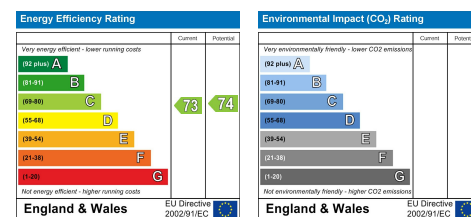


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- TWO BEDROOM COACH HOUSE
- OFF ROAD PARKING
- SPACIOUS DUAL-ASPECT OPEN-PLAN LIVING/KITCHEN/DINING ROOM
- GARAGE
- MAINS GAS CENTRAL HEATING
- PERFECT FIRST HOME

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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THE PROPERTY

81 Treffry Road is a beautifully presented 2-bedroom coach house featuring a spacious dual-aspect open-plan living, kitchen, and dining area filled with natural light. This modern home benefits from a private garage and allocated parking only a stone throw away from the centre of Truro. Both bedrooms are a good size, and the property includes a bathroom as well as useful storage throughout. Perfect for first-time buyers, down-sizers, or investors.

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 STAIRCASE

GARAGE

8'2" x 17'8" (2.50m x 5.41m)
Metal up roller door with designated parking space in front.

FIRST FLOOR

FAMILY ROOM

19'4" x 17'10" (5.90m x 5.44m)
This impressive, large dual-aspect open-plan living, kitchen, and dining room offers a bright and versatile space ideal for both everyday living and entertaining. Flooded with natural light from windows on two sides, the room boasts a seamless flow between the stylishly appointed kitchen, generous dining area, and spacious living zone. Two radiators.

LANDING

Airing cupboard and radiator.

MASTER BEDROOM

10'4" x 11'2" (3.17m x 3.42m)
Window to rear. Radiator.

BEDROOM 2

10'2" x 11'2" (3.11m x 3.41m)
Window to the rear. Large storage cupboard.

BATHROOM

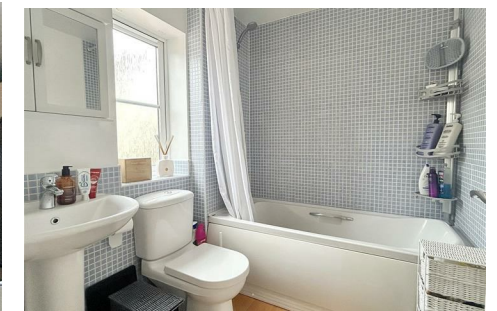
6'9" x 5'11" (2.06m x 1.81m)
A spacious bathroom that comprises; electric shower over bath with tiled walls, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

OUTSIDE

There is a single parking space with access to the garage and side access to the front of the property.

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

B.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro in an easterly direction along the A390 and turn left at the Union Hill junction. At the roundabout turn left and this road will lead into Treffry Road. Follow the road down the hill taking the first right and the property is found on your right.

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

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