



# 21 TRURO VEAN TERRACE

TRURO  
TR1 1HA

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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END TERRACE HOUSE WITHIN A SHORT LEVEL WALK  
OF THE CITY CENTRE

In a very convenient location very close to the city centre  
and enjoying fabulous views of Truro cathedral.

A modern house with accommodation over three floors  
with gas central heating and double glazing.

Four bedrooms, sitting room, kitchen/dining room,  
bathroom, shower room, utility and store room.

Private south facing rear garden enjoying sun all day.  
Driveway parking for two cars.

Freehold. Council Tax Band D. EPC - C

Viewing Essential.

GUIDE PRICE £400,000

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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## GENERAL COMMENTS

A spacious end of terrace modern house located in a very convenient position just a short level walk from Truro city centre. The house has an attractive stone effect exterior and most rooms enjoy views of Truro Cathedral. The accommodation is arranged over three floors with versatile accommodation that will appeal to many. Outside is a pleasant enclosed south facing rear garden with lots of sitting out space, many shrubs, plants and trees including mature apple and plumb. A driveway provides parking for two cars. The accommodation includes a spacious sitting room, fourth bedroom/study and bathroom on the ground floor, three bedrooms and shower room on the first floor, and on the lower ground floor is a large kitchen/dining room with direct access into the rear garden. In addition a utility room, cloakroom and store room. The windows are double glazed and there is mains gas fired central heating.

## LOCATION

Truro Veian Terrace is a mature residential part of the city within level walking distance of the shops and Archbishop Benson primary school. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a Marks and Spencer, Waitrose and Cornish Food Hall, historic Cathedral (home to the superb Truro cathedral choir) and several excellent private and state schools. The Hall for Cornwall offers a varied programme of entertainment, there is a four screen cinema in Truro and 18 hole golf courses are available at Truro, Falmouth and St. Austell. The nearby creeks of St. Clement and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE HALL

Solid entrance door, dado rail and coved ceiling. Radiator. Stairs to first and lower ground floors.

## SITTING ROOM

5.13m x 3.15m (16'10" x 10'4")

A light room with sliding sash windows with Plantation shutters overlooking the rear garden and enjoying fabulous views of Truro Cathedral. Feature fireplace incorporating living flame gas fire, two radiators, television and telephone points.



## BATHROOM

2.64m x 1.47m (8'8" x 4'10")

White suite comprising low level w.c., wash hand basin, small bath with fully tiled surround and glazed shower screen. Frosted window to front with window blind. Extractor fan. Heated towel rail.

## BEDROOM FOUR/STUDY

2.64m x 2.49m (8'8" x 8'2")

Sliding sash window to front. Television and telephone points. Radiator.

## LOWER GROUND FLOOR

### HALLWAY

Radiator. Tiled floor. Coat hanging space.



#### KITCHEN/DINING ROOM

5.13m x 3.48m (16'10" x 11'5")

Base and eye level kitchen units, one and a half bowl stainless steel sink with single drainer, worktops with tiled splashbacks. Rangemaster double oven with ceramic hob and extractor hood over. Space for fridge/freezer. Tiled floor. Two radiators, two uplighters. French doors leading to rear garden enjoying a sunny southerly aspect. Three windows.

#### CLOAKROOM

Comprising low level w.c., pedestal wash hand basin, radiator and extractor fan. Tiled floor.

#### UTILITY ROOM

2.64m x 2.13m (8'8" x 7')

A selection of base and eye level kitchen units, single stainless steel sink with single drainer and mixer taps, worktops with tiled splashbacks. Tiled floor. Space and plumbing for washing machine. Extractor fan.

#### STORE ROOM

2.87m x 2.67m (9'5" x 8'9")

Cupboard housing Worcester Greenstar mains gas fired central heating boiler. Tiled floor.

#### FIRST FLOOR LANDING

Loft access. Coved ceiling, light and sun pipe.

#### BEDROOM ONE

5.13m x 3.45m (16'10" x 11'4")

Two windows overlooking the rear garden with fantastic views of Truro cathedral and the rear garden. Radiator. Coved ceiling. Two wall lights. Television and telephone points.

#### SHOWER ROOM

White suite comprising low level w.c., wash hand basin with tiled splashback, walk in double shower. Heated towel rail. Extractor fan.

#### BEDROOM TWO

3.25m x 2.64m (10'7" x 8'7")

Sliding sash window overlooking the front. Radiator.

#### BEDROOM THREE

3.65m x 1.78m (11'11" x 5'10")

Sliding sash window to front. Radiator.



#### OUTSIDE

At the front of the house is a tarmac driveway that provides parking for two cars. A paved path leads to the front door with porch and outside light. There are timber storage sheds and the path continues alongside the house through a lockable gate to the rear garden.

The rear garden enjoys a very sunny, southerly aspect and enjoys lovely views of the cathedral. It is surprisingly private and well stocked with an array of mature shrubs and plants providing year round colour. A paved terrace accessed via French doors from the kitchen/dining room provides plenty of sitting out space with lovely views over the garden. Outside tap. Steps lead up the side of the property where there is space for additional storage sheds if required and continues to the front drive and parking. The lower garden is enclosed within a wooden fence with level lawn, deep flower beds well stocked with many interesting shrubs and plants.

N.B - Please note that there is a pedestrian right of way through the rear garden in favour of the neighbouring property.

#### SERVICES

Mains water, electricity, drainage and gas are connected to the property.

#### N.B

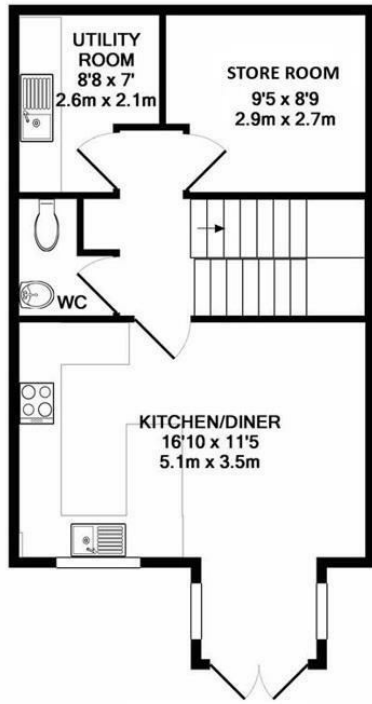
The electrical circuit, appliances and heating system have not been tested by the agents.

#### VIEWING

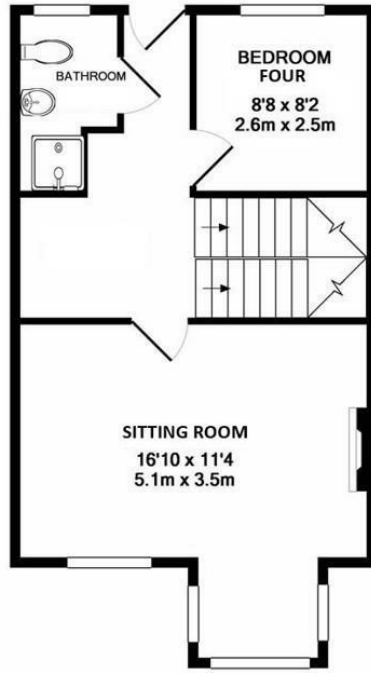
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### DIRECTIONS

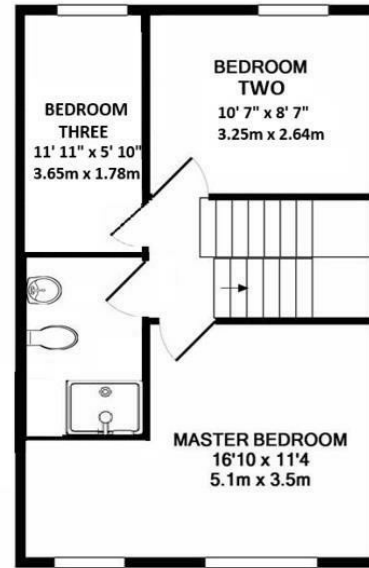
From Trafalgar roundabout pass Halfords and continue along St Austell Road for approximately 300 yards until you reach the wine merchants on the left hand side, and take the right hand turning opposite into Campfield Hill. Take the first left hand turning into Truro Veian Terrace and the house is located on the left where a Philip Martin sale board has been erected.



LOWER GROUND FLOOR



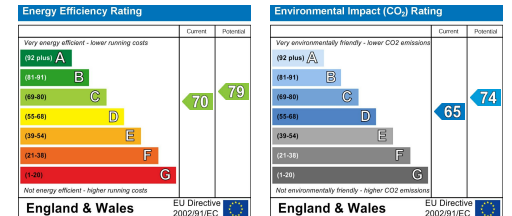
GROUND FLOOR



FIRST FLOOR

TOTAL APPROX. FLOOR AREA 1364 SQ.FT. (126.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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