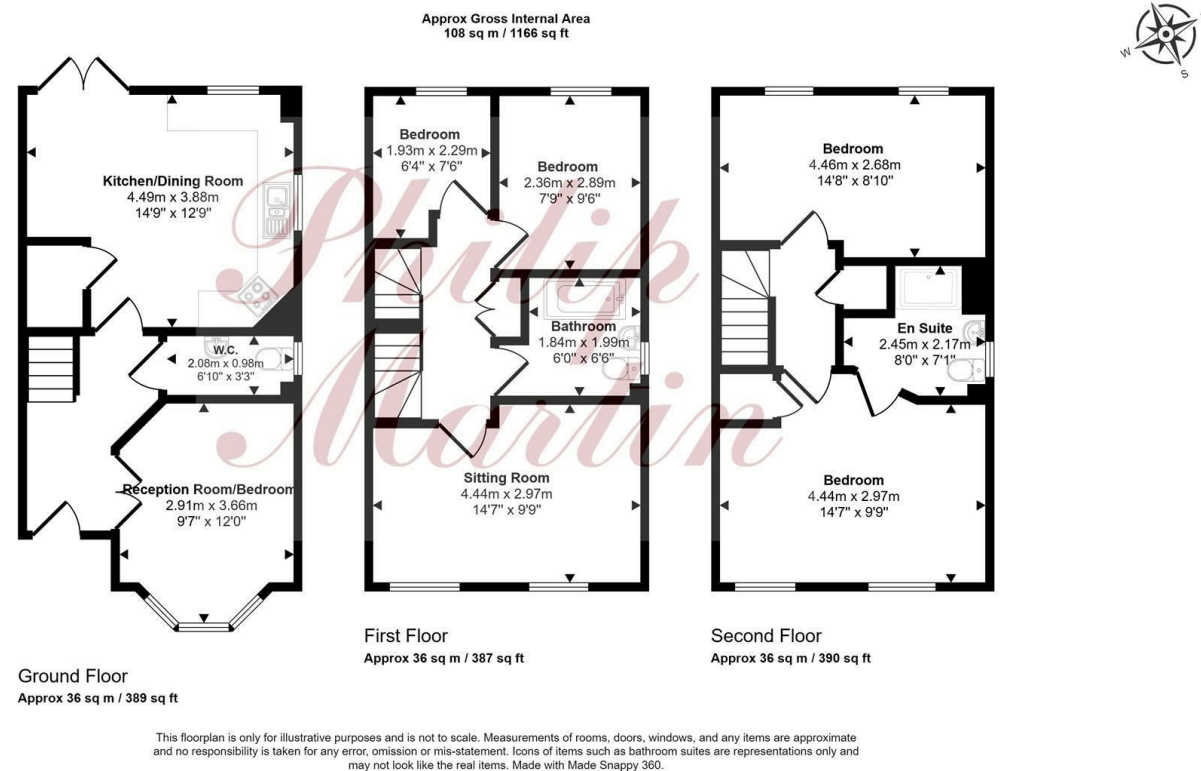


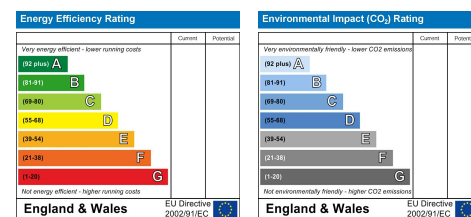
## WHEAL SPERRIES WAY, TRURO



### KEY FEATURES

- SEMI DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINING ROOM
- BATHROOM AND W.C
- PARKING & GARAGE
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- POPULAR LOCATION
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 15 WHEAL SPERRIES WAY, TRURO, TR1 3FE SUBSTANTIAL SEMI DETACHED HOUSE SOLD WITH NO CHAIN

This four bedroom semi detached house is situated on the edge of Truro enjoying open countryside views and close to Treliske Hospital. Versatile accommodation for a variety of buyers. Ideal as a family home, letting investment or for a professional couple. Accommodation includes; entrance hallway, reception room/bedroom, cloakroom and kitchen/dining room to the ground floor. First floor with two bedrooms, bathroom and sitting room. Second floor with two bedrooms with a master en-suite. There is a garage, parking and gardens.

Sold with no chain, viewing is recommended.

EPC - B. Freehold. Council Tax - D.

GUIDE PRICE £365,000



## THE PROPERTY

15 Wheal Sperries Way is a semi-detached house situated in a modern development on the western outskirts of Truro close to Treliske, Truro College and Richard Lander School. The accommodation is very adaptable and could be suitable for a variety of buyers either as a large family home with Richard Lander secondary school and Truro College both within easy reach, a letting investment property due to the excellent access to the hospital and hence ideal for NHS staff or even a manageable house for a couple with extra rooms for office space or guests. The house is well presented throughout with double glazing and mains gas central heating and boasts a garage at the rear, parking and an enclosed rear garden.

The accommodation comprises; entrance hallway, reception room, cloakroom and kitchen/dining room to the ground floor, two bedrooms, a bathroom and a sitting room are located on the first floor with a further two bedrooms with a master en-suite to the second floor.

Sold with no chain, viewing is recommended.

## 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

Stairs rising to first floor, radiator and doors to.

## RECEPTION ROOM/BEDROOM

12'0" x 6'6" .298'6" (3.66m x 2.91m)

Window to front and radiator.

## W.C.

6'9" x 3'2" (2.08m x 0.98m)

White suite with low level w.c. and wash hand basin. Extractor fan and radiator.

## KITCHEN/DINING ROOM

14'8" x 12'8" (4.49m x 3.88m)

Dual aspect room with window to side and rear, including double doors opening out into rear garden. Fitted with a good range of base and eye level units with worktop over. Inset sink and drainer with integrated oven and four ring gas hob with extractor over. Space for fridge/freezer and plumbing for dishwasher. Space for dining table. Radiator.

## FIRST FLOOR

Landing - stairs to second floor and radiator.

## LANDING

## BEDROOM

9'5" x 7'8" (2.89m x 2.36m)

Window to rear and radiator.

## BEDROOM

7'6" x 6'3" (2.29m x 1.93m)

Window to rear and radiator.



## BATHROOM

6'6" x 6'0" (1.99m x 1.84m)

White suite with panelled bath and shower over, wash hand basin and low level WC. Extractor fan and radiator.

## SITTING ROOM

14'6" x 9'8" (4.44m x 2.97m)

Two windows to front enjoying the open countryside views and two radiators.

## SECOND FLOOR

## LANDING

Airing cupboard, radiator and doors to.

## BEDROOM

14'6" x 9'8" (4.44m x 2.97m)

Window to front, built in wardrobes and radiator. Door into;

## EN-SUITE

8'0" x 7'1" (2.45m x 2.17m)

Double shower, wash hand basin, and low level WC. Heated towel rail and extractor fan.

## BEDROOM

14'7" x 8'9" (4.46m x 2.68m)

Window to rear and radiator.

## GARAGE

Light and power connected.

## OUTSIDE

A short flight of steps lead to the front door. The rear gardens are terraced with a patio dining area and a step

up to a level lawn with walled and timber boundaries. There is also a pedestrian side access gate.

## SERVICES

Mains gas, electricity, water and drainage.

## N.B

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

## COUNCIL TAX

D.

## TENURE

Freehold.

## DIRECTIONS

Proceeding out of Truro along the A390 take the left exit at the Newbridge roundabout and proceed down over the hill taking the right hand turning into Newbridge Lane. At the far end of Newbridge Lane there is a turning on the right hand side into Wheal Sperries Way.

## 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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