



55 PARK VIEW

TRURO
TR1 2BW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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END OF TERRACE HOME WITH GARAGE - NO CHAIN

Situated in a tucked away, sought-after cul-de-sac. It offers spacious accommodation with an open-plan living/dining room, extended kitchen, three bedrooms, and a modern shower room.

Features include gas central heating, double glazing, a south-facing courtyard garden, garage, and shared parking.

Sold with no chain and vacant possession. EPC - TBC

GUIDE PRICE £250,000

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PHILIP MARTIN

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GENERAL COMMENTS

55 Park View is an end of terraced modern house which is situated in a tucked away residential cul-de-sac in a sought after part of the city. The property is one of a small group of houses and bungalows set in a pedestrianised cul-de-sac with garages grouped at the entrance to minimise disturbance. No. 55 is much larger than first apparent with gas central heating as well as double glazed windows and an extension to the kitchen as well as an updated shower room. The property offers well proportioned accommodation which includes an open plan sitting room and dining room with french doors opening onto the garden and with the kitchen positioned off the dining room. To the first floor there are two double bedrooms both with large built-in wardrobes as well as a single bedroom and bathroom. To the front of the property there are communal gardens which are maintained throughout the year whilst to the rear of the property there is an enclosed courtyard garden which is south facing and is geared to easy maintenance. The property is offered with a single garage and there is parking for further vehicles but on a first come first served basis. The property is sold with no chain and vacant possession.

LOCATION

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.

ENTRANCE PORCH

With cloaks cupboard.

LOUNGE

4.60 x 4.75 (15'1" x 15'7")

Incorporating feature fireplace with slate surround and hearth, wooden mantle over and electric fire inset. Arched recess to one side of the chimney breast, stairs rising to first floor with under stairs cupboard beneath. Double glazed window overlooking front aspect and two radiators. Opening to:-



DINING ROOM

2.12 x 3.17 (6'11" x 10'4")

Double glazed french doors opening to garden, radiator and door to:-

KITCHEN

2.22 x 3.15 (7'3" x 10'4")

With a good mixture of base and eye level wall units with

worktop over and one and a half stainless steel sink and drainer. Space for oven. Space and plumbing for washing machine, fridge and freezer and radiator.

BREAKFAST ROOM

2.64 x 1.87 (8'7" x 6'1")

With single door leading to the rear garden.

FIRST FLOOR

Landing with airing cupboard.

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MASTER BEDROOM

2.65 x 3.62 (8'8" x 11'10")

Built in wardrobes and radiator.

BEDROOM 2

2.60 x 3.11 (8'6" x 10'2")

Built in wardrobes and window overlooking rear aspect and radiator.

BEDROOM 3

1.84 x 2.83 (6'0" x 9'3")

Window to front with radiator.

SHOWER ROOM

1.83 x 2.26 (6'0" x 7'4")

A white suite comprising wash hand basin with storage beneath, vanity mirror with lighting and storage either side, low level w.c., shower, heated towel rail, extractor fan, half tiled with panelling above, and obscured high level window to rear aspect.

OUTSIDE

55 Park View is approached via the main Park View road and on entering the development are the garages and parking. The property owns the second garage on the left hand side. The garage has a metal up and over door. A path leads through the communal gardens and to the front door of the property. To the rear of the property the garden is mainly laid to patio with raised flower beds to either side and constructed of attractive stone with a high stone wall to the rear.

GARAGE

2.41 x 4.74 (7'10" x 15'6")

SERVICES

Mains water, electric, gas and drainage.

N.B

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



COUNCIL TAX

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.

DIRECTIONS

Proceeding up Lemon Street past the Richard Lander monument which is on the left hand side of the road continue along into Falmouth Road and take the left hand turning half way along this road into Park View. Proceed around the right hand bend and along Park View right to the end where a small development of properties is on the left hand side. No. 55 can be found on the left hand side of the cul-de-sac.

Approx Gross Internal Area
93 sq m / 1004 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 38 sq m / 407 sq ft

Garage
Approx 11 sq m / 123 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	92-100	A		Very environmentally friendly - lower CO ₂ emissions	92-100	A	
91-91	B		81	81-91	B		
89-80	C		61	60-80	C		
85-65	D			55-60	D		
69-54	E			39-54	E		
47-39	F			11-39	F		
1-40	G			1-10	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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