



11 GLOWETH VIEW

TRURO
TR1 3EZ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE

This spacious detached family house is situated on the western side of Truro, within walking distance of the city centre, and wide range of amenities on offer. The dwelling is well presented and is much larger than expected.

There is further potential to be enhance with space for a rear extension, or even a loft conversion, subject to the necessary planning consent.

In all, the accommodation includes; entrance porch, sitting room, dining room, kitchen, utility, study, w.c., four bedrooms and a bathroom. There is a driveway providing off road parking, a single garage and gardens to the front and rear, mainly laid to lawn with mature shrubs and trees.

EPC - D. Freehold. Council Tax - E.

GUIDE PRICE £495,000

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PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

11 Gloweth View is a five bedroom detached family house situated in a convenient location within Truro, just a short distance from Treliske Hospital, Truro College, many schools and the city centre. Much larger than first apparent, the property is well presented throughout and in all, the accommodation comprises; entrance porch, integral garage, utility room, bedroom/study, sitting room, dining room, kitchen and w.c. to the ground floor with four bedrooms (master en-suite) and a bathroom to the first floor. There is a driveway providing off road parking, and gardens to the front and rear that are laid to lawn and enjoy the sunny aspect throughout the day.

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

3.10m x 3.01m (10'2" x 9'10")

A lovely, light and airy entrance porch that also provides a pleasant seating space.

INTEGRAL GARAGE

5.44m x 2.08m (17'10" x 6'9")

Metal up and over door. Light and power connected.

UTILITY ROOM

2.35m x 1.94m (7'8" x 6'4")

Window to rear. Space and plumbing for washing machine and tumble dryer. Useful boot and coat space.

HALLWAY

5.0m x 2.11m (16'4" x 6'11")

Spacious hallway with doors into;



STUDY

3.02m x 2.17m (9'10" x 7'1")

Window to rear. Radiator. Versatile as could be utilised as study or ground floor bedroom.

SITTING ROOM

4.86m x 4.11m (15'11" x 13'5")

Large window to front. Feature gas fireplace. Radiator.

DINING ROOM

4.32m x 3.38m (14'2" x 11'1")

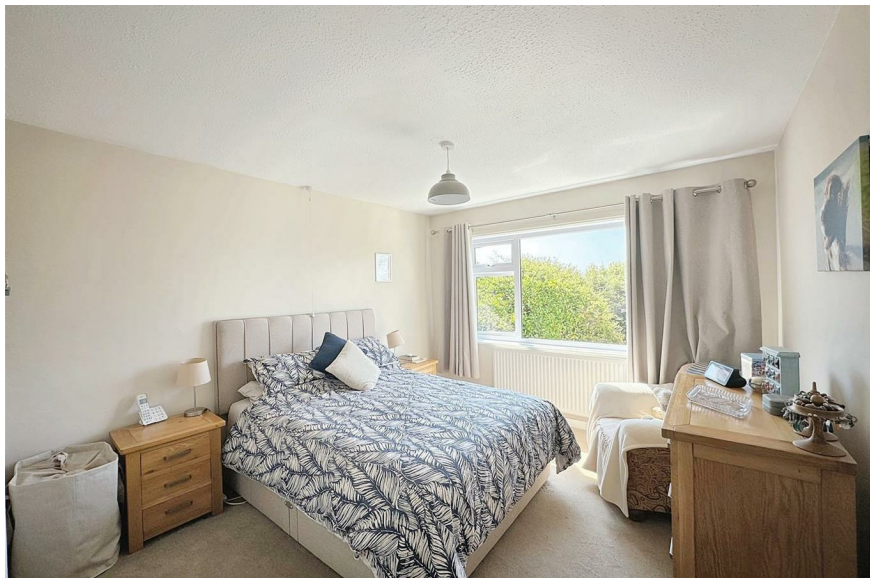
Large window to front. Radiator.

KITCHEN

4.94m x 2.47m (16'2" x 8'1")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for cooker with extractor fan over, free standing fridge/freezer and plumbing for dishwasher.

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Inset stainless steel sink and drainer unit with two windows to side aspect and door opening out to rear garden. Breakfast bar. Radiator.

W.C.

Obscured window to rear. Wall mounted hand wash basin and low level w.c.

FIRST FLOOR

LANDING

Window to rear, and providing access to loft. Doors into;

BEDROOM

3.66m x 3.35m (12'0" x 10'11")

Window to front. Radiator. Door into;

EN-SUITE

2.39m x 1.84m (7'10" x 6'0")

Spacious en-suite shower room with corner shower cubicle.

BEDROOM

4.14m x 3.65m (13'6" x 11'11")

Window to front enjoying a pleasant outlook. Fitted wardrobes. Vanity hand wash basin. Radiator.

BEDROOM

3.01m x 2.92m (9'10" x 9'6")

Window to rear. Radiator.

BEDROOM

3.03m x 2.50m (9'11" x 8'2")

Window to side. Radiator.

BATHROOM

2.42m x 2.14m (7'11" x 7'0")

Obscured window to side aspect and comprising bath with shower over, pedestal hand wash basin and low level w.c.

AIRING CUPBOARD

Housing gas boiler and shelved for storage purposes.

OUTSIDE

To the front of the property is a gravelled driveway providing off road parking for numerous vehicles leading up to the garage. There is a private garden

laid to lawn with pedestrian side access leading to the completely enclosed rear garden that is again, mainly laid to lawn. There are mature shrubs and trees throughout with raised flowerbeds also.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

E.

TENURE

Freehold.

DIRECTIONS

Tresawls Avenue runs parallel with Tresawls Road which is part of the A390 leading westwards out of Truro towards Redruth. Leaving Truro and travelling along Tresawls Road turn left at the mini-roundabout by the Spar Stores and then first right into Tresawls Avenue. Proceed to the end of the road before turning right and No.11 can be found directly ahead.

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.

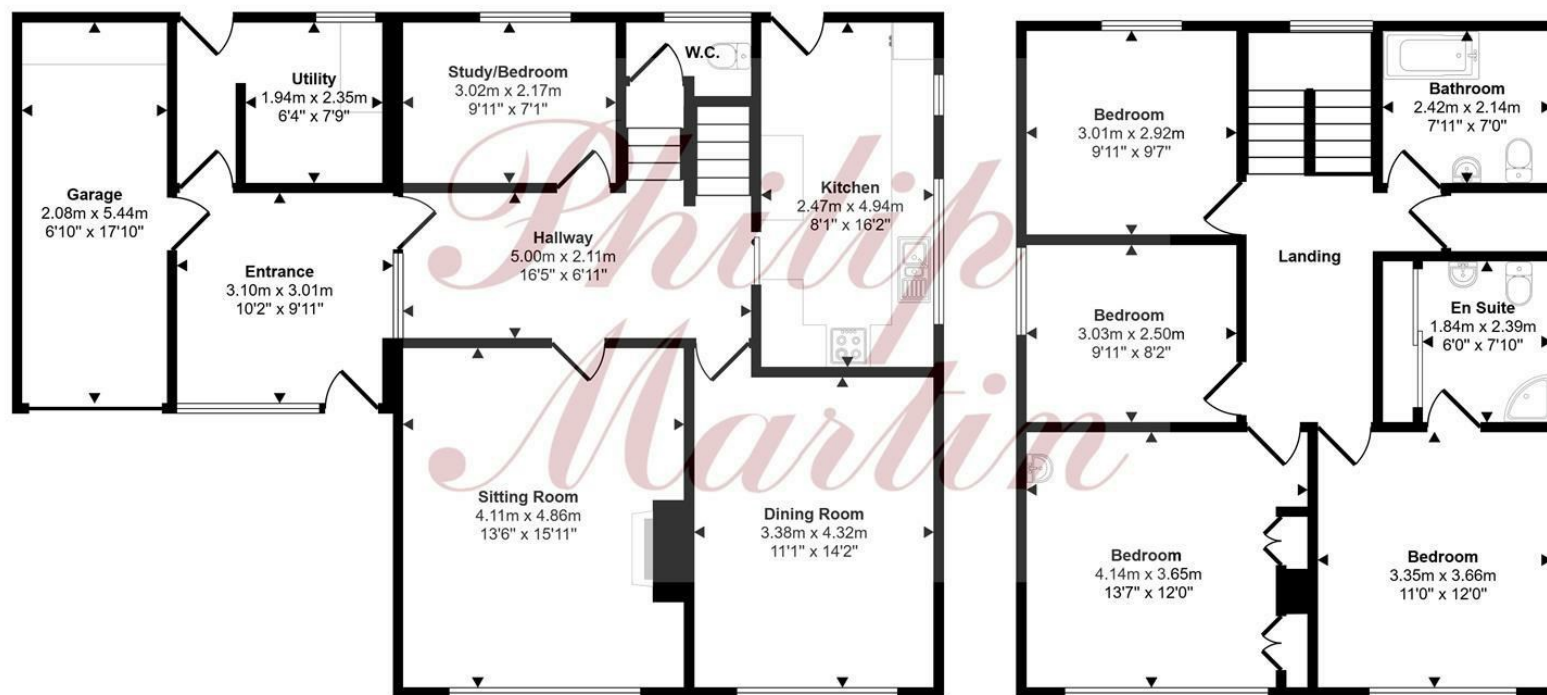
DATA PROTECTION

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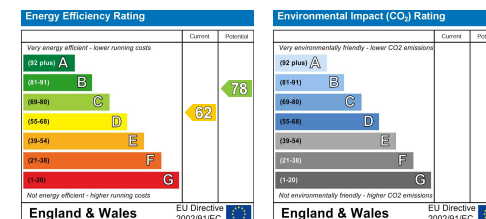
Approx Gross Internal Area
173 sq m / 1864 sq ft



Ground Floor
Approx 102 sq m / 1094 sq ft

First Floor
Approx 71 sq m / 770 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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Tel: 01872 242244 St M: 01226 270008 www.philip-martin.co.uk

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