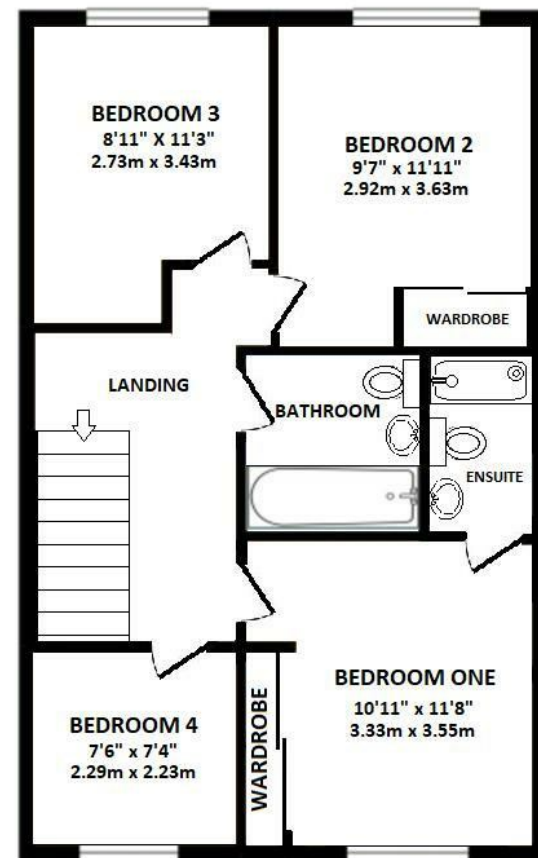
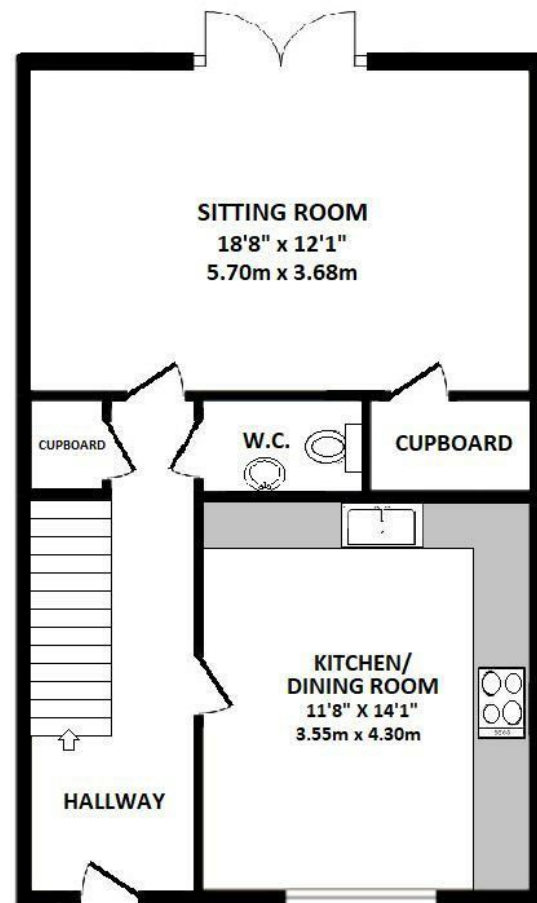


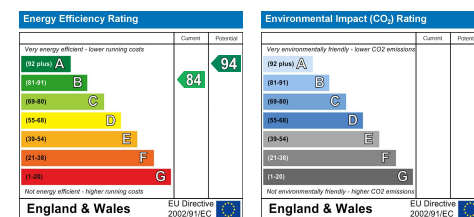
PENWETHERS CRESCENT, TRURO



KEY FEATURES

- Modern Semi-Detached House
- Four Bedrooms (master en-suite)
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Popular & Convenient Location
- Close to Treliske Hospital & Schools
- Well Presented

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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52 PENWETHERS CRESCENT, TRURO, TR1 3GH SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE IN DESIRABLE LOCATION

This four bedroom semi detached house is situated in a convenient location within Truro. The property is within just a short walk of Treliske Hospital, as well as within easy reach of the Train Station, City Centre and variety of schools. Well presented, offering light and spacious accommodation throughout comprising; entrance hall, kitchen/dining room, sitting room and w.c. to the ground floor with four bedrooms (master en-suite) and a family bathroom to the first floor. There is driveway parking, a single garage and a completely enclosed rear garden.

EPC - B. Freehold. Council Tax - D.

OFFERS IN EXCESS OF £350,000

THE PROPERTY

52 Penwethers Crescent is a four bedroom semi detached family house situated in a convenient location within Truro. The property would appeal to many prospective applicants due to its close proximity to Treslike Hospital, local primary and secondary schools and the city centre. Offering light and spacious rooms throughout, in all, the accommodation comprises; entrance hall, kitchen/dining room, w.c. and sitting room to the ground floor with four bedrooms (master en-suite) and a family bathroom to the first floor. There is an off road parking space, an adjoining garage and a completely enclosed rear garden laid to both patio and lawn.

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 HALL

Tiled flooring with stairs rising to the first floor. Radiator and doors into;

KITCHEN/DINING ROOM

14'1" x 11'7" (4.30m x 3.55m)

A spacious and light kitchen/dining room comprising a

range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit as well as multiple integrated appliances including fridge/freezer, dishwasher, washing machine, electric oven and four ring gas hob with extractor fan over. Window to front. Ample space for dining table. Radiator.

SITTING ROOM

18'8" x 12'0" (5.70m x 3.68m)

Double doors opening out on to the rear patio. Storage cupboard. Two radiators.

CLOAKROOM

Tiled floor with pedestal hand wash basin and low level w.c. Radiator.

FIRST FLOOR

LANDING

Radiator. Loft access and doors into;

BEDROOM ONE

11'7" x 10'11" (3.55m x 3.33m)

Window to front. Radiator. Door into;

EN-SUITE

Comprising walk in shower, pedestal hand wash basin and low level w.c. Extractor fan and heated towel rail.

BEDROOM TWO

11'10" x 9'6" (3.63m x 2.92m)

Window to rear. Radiator.

BEDROOM THREE

11'3" x 8'11" (3.43m x 2.73m)

Window to rear. Radiator.



BEDROOM FOUR

7'6" x 7'3" (2.29m x 2.23m)

Window to front. Radiator.

BATHROOM

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

There is a driveway providing off road parking for one vehicle (electric car charging point in situ) in front of a single garage with gated side access leading to the enclosed rear garden. The rear garden is laid to a combination of patio and steps up to a level lawn providing the perfect outdoor space for hosting friends and family as well as children/pets.

GARAGE

Metal up and over door.

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

D.

TENURE

Freehold.

DIRECTIONS

From the centre of Truro proceed westerly on the A390 and turn left at traffic lights into the former Richard Lander School site, into Navigator Way. After a short distance, turn left into Penwethers Crescent, just before the playing field and follow the road to the end before turning right. Proceed along the road and No.52 can be found on the right hand side.

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.