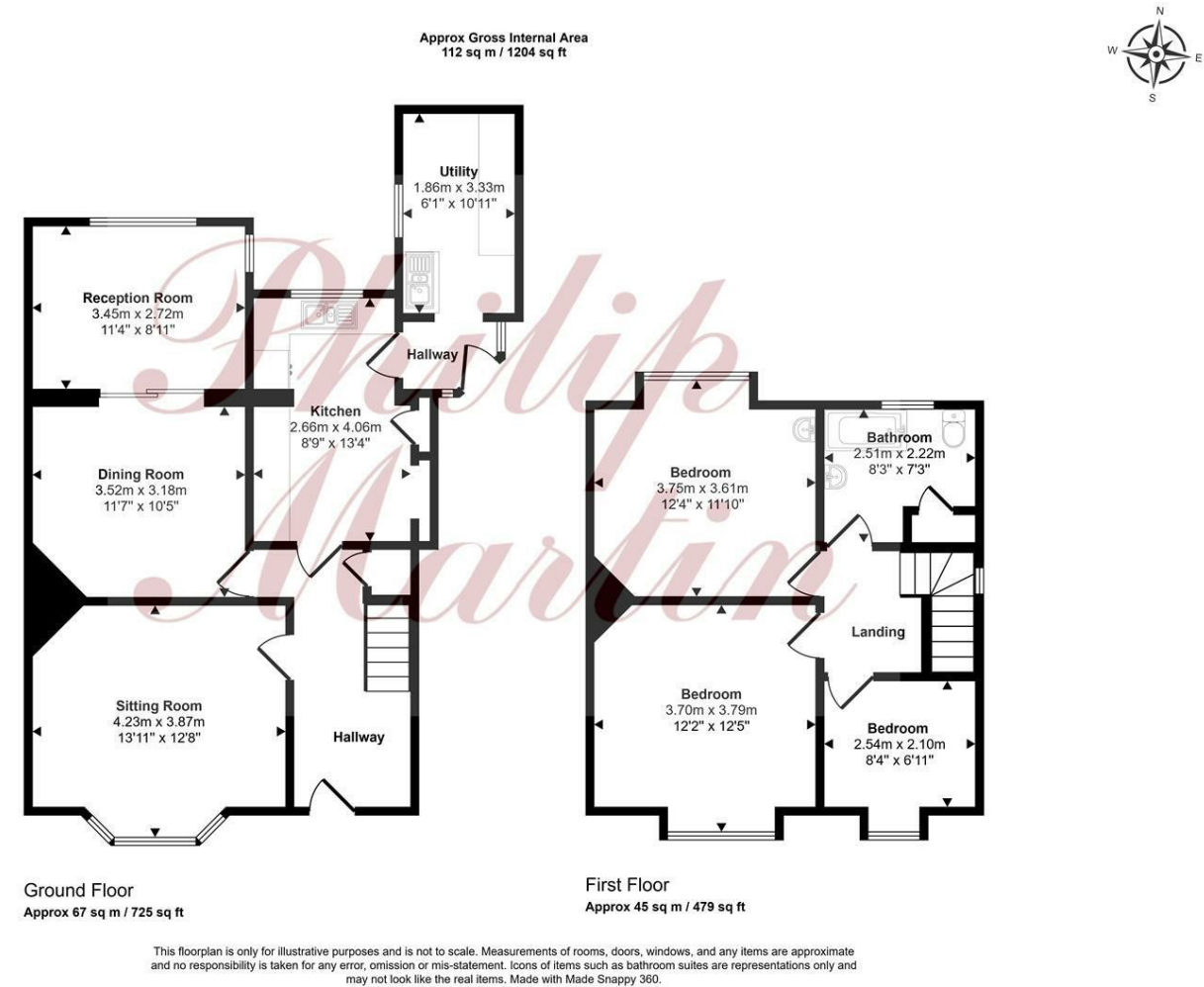


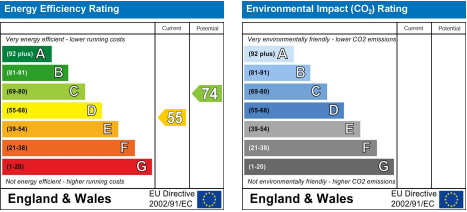
TRELAWNEY ROAD, TRURO



KEY FEATURES

- SEMI-DETACHED
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- BATHROOM
- CASH BUYERS ONLY
- FRONT & REAR GARDENS
- GARAGE & PARKING
- CITY CENTRE 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



1 TRELAWNEY ROAD, TRURO, TR1 3TG  
SEMI DETACHED HOUSE SOLD WITH NO CHAIN

Cash buyers only due to the presence of classification B Mundic. This three bedroom semi-detached house is situated in a convenient location within Truro; close to the city centre, train station and Treslike Hospital. Larger than first apparent; the accommodation includes; entrance hallway, sitting room, dining room, reception room, kitchen, utility room, three bedrooms and a bathroom. There are gardens to the front, side and rear of the property, as well as a detached single garage and off road parking for one vehicle. Sold with no chain, viewing essential.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £225,000

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk





**PLEASE NOTE**

Concrete Screening Test has revealed presence of Class B Munding in the property and hence unsuitable for mortgage purposes.

**THE PROPERTY**

1 Trelawney Road is a three bedroom semi-detached house is located in a desirable location within Truro; just a short walk from the city centre. The property occupies a fantastic plot with gardens to the front, side and rear of the dwelling as well as a garage and potential for off road parking. Larger than first apparent, the dwelling comprises; entrance hallway, sitting room, dining room, sun room, kitchen and utility room to the ground floor with three bedrooms and a bathroom to the first floor.

**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. Doors into;

**SITTING ROOM**

13'10" x 12'8" (4.23m x 3.87m)  
Window to front. Electric radiator.

**DINING ROOM**

11'6" x 10'5" (3.52m x 3.18m)  
Sliding doors opening into rear reception room. Electric radiator.

**RECEPTION ROOM**

11'3" x 8'11" (3.45m x 2.72m)  
Dual aspect room with window to rear and side.

**KITCHEN**

13'3" x 8'8" (4.06m x 2.66m)  
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window to rear overlooking back garden. Space for cooker and fridge/freezer. Door into rear porch leading into;

**UTILITY ROOM**

10'11" x 6'1" (3.33m x 1.86m)  
Useful space comprising sink and drainer with space and plumbing for washing machine. Window to side.

**FIRST FLOOR****LANDING****BEDROOM**

12'5" x 12'1" (3.79m x 3.70m)  
Window to front. Electric radiator.

**BEDROOM**

12'3" x 11'10" (3.75m x 3.61m)  
Window to rear. Electric radiator.

**BEDROOM**

8'3" x 6'10" (2.54m x 2.10m )  
Window to front. Electric radiator.

**BATHROOM**

8'2" x 7'3" (2.51m x 2.22m )  
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear and cupboard housing hot water cylinder.

**OUTSIDE**

There are mature gardens that wrap around the front, side and rear of the dwelling that are mainly laid to lawn with mature shrubs and trees. The rear garden is terraced and has a greenhouse, as well as a detached single garage and off road parking for one vehicle.

**GARAGE**

Metal up and over door.

**SERVICES**

Mains water, electric and drainage.

**N.B**

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

**TENURE**

Freehold.

**COUNCIL TAX**

B.

**DIRECTIONS**

Proceed out of Truro city centre along the B3284 passing under the railway bridge and take the second turning on the left hand side into Hendra Road. Take the first right hand turning into Enys Road and the parking and garage for number 1 Trelawney Road can be found immediately on the left 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.

