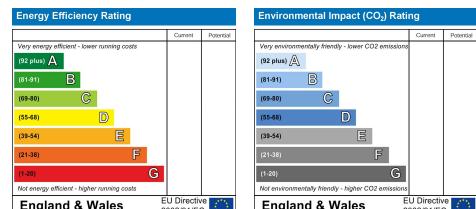


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## KEY FEATURES

- GENEROUS PLOT
- THREE BEDROOMS
- KITCHEN
- SITTING ROOM
- CONSERVATORY
- SHOWER ROOM
- GARAGE
- SPACIOUS GARDEN
- POPULAR LOCATION
- VIEWING ESSENTIAL

## ENERGY PERFORMANCE RATING



## CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

01872 242244

[sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

[stmawes@philip-martin.co.uk](mailto:stmawes@philip-martin.co.uk)

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



## PARK VIEW, TRURO



### 71 PARK VIEW, TRURO, CORNWALL, TR1 2BW THREE BEDROOM BUNGALOW IN POPULAR LOCATION

This three bedroom bungalow is situated in a tucked away, sought-after cul-de-sac within Truro city centre. The property occupies a generous plot, and has been modernised during the current ownership. Well presented, the accommodation includes; three bedrooms, shower room, sitting room, kitchen and conservatory. There are gardens to both front and rear, with a single garage and shared parking just a short walk from the property. Benefits also include double glazing and gas central heating. EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £280,000

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

Roseland 01326 270008

## THE PROPERTY

71 Park View is a three bedroom dwelling situated in a popular residential location within Truro; within walking distance of the city centre, and variety of amenities on offer. The property has been modernised in recent years, with a new conservatory to the rear, a modern shower room suite and new gas boiler to name just a few upgrades. Well presented, in all, the accommodation comprises; entrance porch, hallway, three bedrooms, shower room, sitting room, kitchen and conservatory. There are gardens to both front and rear, as well as a single garage located just a short distance from the property where shared parking is also available. Viewing is highly 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):

## ENTRANCE PORCH

## HALLWAY

With useful storage cupboard housing modern gas combi boiler and doors into;

## SHOWER ROOM

6'9" x 5'9" (2.06m x 1.77m)

A modern shower room suite comprising spacious

corner shower cubicle with rainfall shower, wall mounted hand wash basin and low level w.c. Obscured window to front. Heated towel rail.

## BEDROOM

11'7" x 10'8" (3.54m x 3.26m)  
Window to rear. Radiator.

## BEDROOM

9'1" x 8'1" (2.79m x 2.48m)  
Window to front. Radiator.

## BEDROOM

8'4" x 7'5" (2.56m x 2.27m)  
Window to rear. Radiator.

## KITCHEN

10'7" x 10'7" (3.25m x 3.25m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with window and door into conservatory. Space for cooker with extractor fan. Radiator.

## CONSERVATORY

27'3" x 6'1" (8.31 x 1.86m)

A modern addition to the property with self cleaning glass roof and accessed via the kitchen and door out to the rear garden. A useful and versatile living area that currently operates as a utility/dining room space.

## SITTING ROOM

20'6" x 11'5" (6.26m x 3.5m)

Dual aspect with window to front and side. Gazco inset gas fire. Radiator.



## OUTSIDE

Occupying a corner plot and therefore benefitting from a larger grounds; there are gardens to the front, side and rear of the dwelling with gated access to shed and greenhouse. The back garden is west facing and therefore enjoys the afternoon and evening sunny aspect and is laid to patio with mature shrubs and trees. There is also a communal green (annual charge for upkeep of the communal areas if £150) to the front as well as a garage and shared parking.

## 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

C.

## TENURE

Freehold.

## 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. 71 can be found straight ahead within the cul-de-sac.