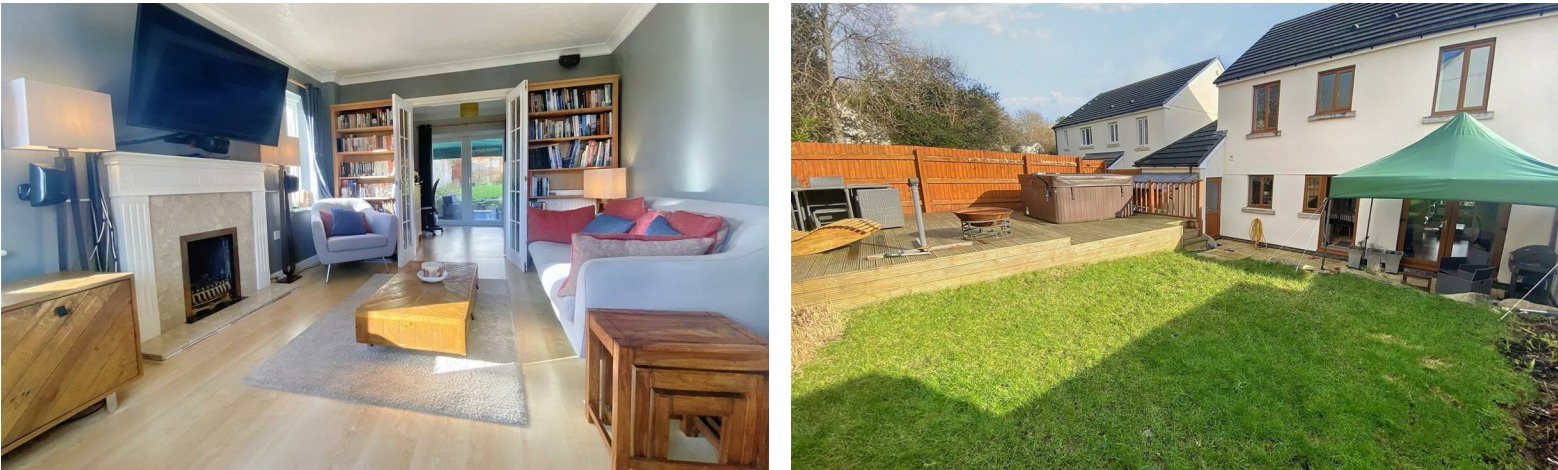


CHYVELAH VALE, GLOWETH, TRURO

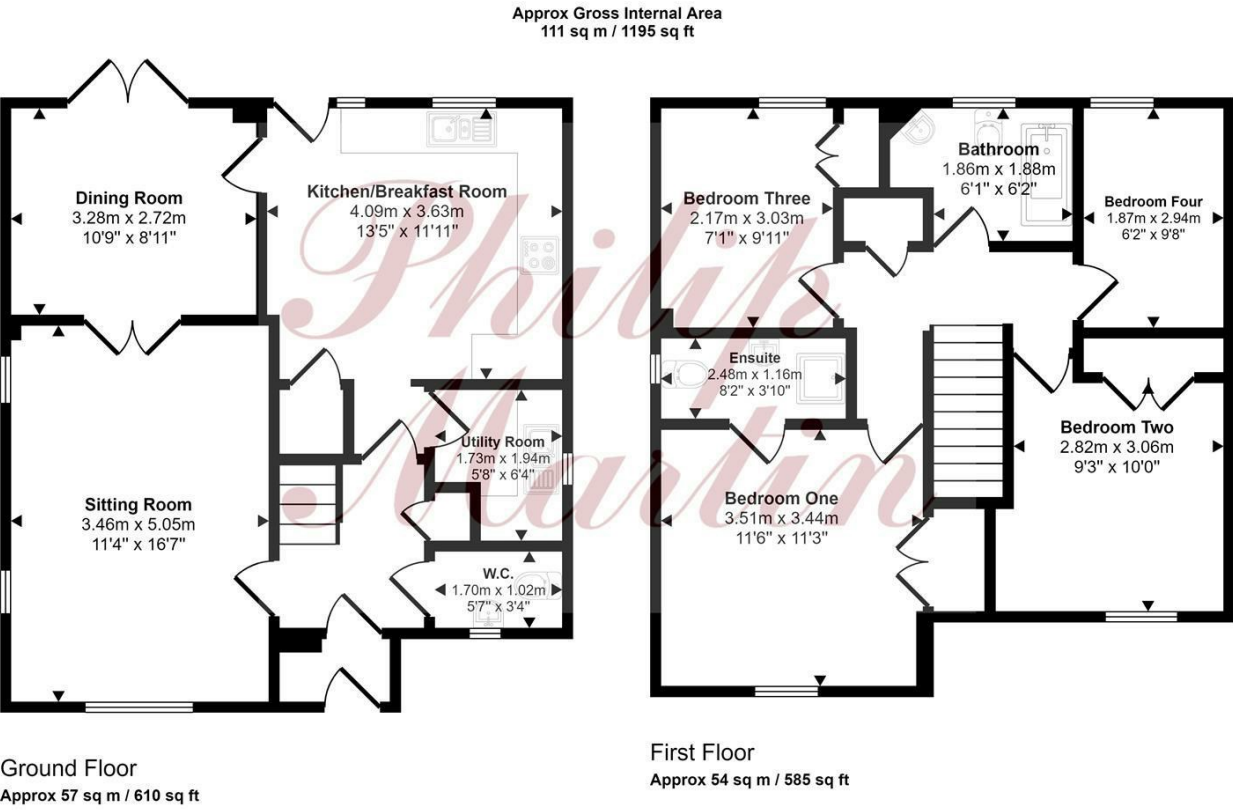


60 CHYVELAH VALE, GLOWETH, TRURO, CORNWALL, TR1 3YL

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME

60 Chyvelah Vale is an immaculate property conveniently positioned for Truro College, The Royal Cornwall Hospital and Truro city centre. Offering well proportioned living, gardens and single garage, this is the perfect family home. In all the accommodation comprises: entrance porch and hallway, sitting room, dining room, kitchen/breakfast room, utility room and W.C. to the ground floor. Four bedrooms (master ensuite) and a family bathroom to the first floor.

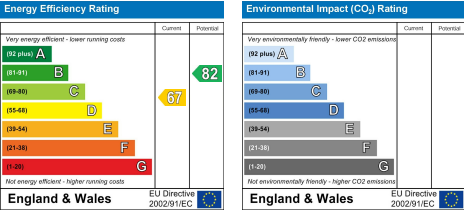
EPC- D. Council tax- D. Freehold



KEY FEATURES

- Detached family home
- Convenient location
- Driveway parking
- EPC D
- Four bedrooms
- Garage
- Close to city centre
- Council tax D

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

60 Chyvelah Vale is a modern four bedroom detached property situated in a highly popular residential area located close to Truro College, Richard Lander School and Treliske Hospital. The property itself has an attractive stone faced front elevation, and boasts uPVC double glazing throughout, supported by mains gas fired central heating. It makes an excellent family home and in all the property comprises: entrance porch and hallway, sitting room, dining room, kitchen/breakfast room, utility room and W.C. to the ground floor. To the first floor there are four bedrooms, the master being ensuite and a family bathroom. There are front and rear gardens, a garage and driveway parking. The property has been kept in pristine condition and is well loved by it's current owners. Internal viewing is essential to truly appreciate this home.

## 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

### PORCH & ENTRANCE HALL

Front door and internal door to the entrance hallway with stairs rising to the first floor, storage cupboard and doors to;

### CLOAKROOM

5'6" x 3'4" (1.70m x 1.02m)  
Frosted double glazed window, low level W.C. and hand wash basin.

## UTILITY ROOM

5'8" x 6'4" (1.73m x 1.94m)  
A range of fitted base storage units with inset stainless steel sink/drainage unit. Space and plumbing for a washing machine and tumble dryer. Window to the side aspect and Worcester boiler which was newly installed in December 2021.

## KITCHEN/BREAKFAST ROOM

13'5" x 11'10" (4.09m x 3.63m)  
A bright room with window to the rear aspect and door opening to the garden. Fitted with a range of base and eye level units, there is ample storage and room for a "breakfast" style dining area. There is an electric AEG oven with gas hob and hood over, tiled splash-backs and space & plumbing for a dishwasher. Wall mounted radiator and under stairs storage cupboard.

## DINING ROOM

10'9" x 8'11" (3.28m x 2.72m)  
Currently utilised as a home office, the dining room has French doors leading on to the patio space. Wall mounted radiator and double doors leading in to:

## SITTING ROOM

11'4" x 16'6" (3.46m x 5.05m)  
A large dual aspect room with central gas fire. Wall mounted radiator and wood effect flooring.

## FIRST FLOOR

Landing space with access to the loft, wall mounted radiator and airing cupboard housing the hot water tank.

## MASTER BEDROOM

11'6" x 11'3" (3.51m x 3.45m)  
A large master bedroom with built in wardrobe space. Wall mounted radiator and window to the front.



## ENSUITE

8'1" x 3'9" (2.48m x 1.16m)  
There is a fully fitted ensuite with Mira Excel shower cubicle, hand wash basin and low level W.C. Heated towel rail and glazed window to the side aspect.

## BEDROOM TWO

9'3" x 10'0" (2.82m x 3.06m)  
A second double bedroom with fitted wardrobes. Window to the front and wall mounted radiator.

## BEDROOM THREE

7'1" x 9'11" (2.17m x 3.03m)  
Built in wardrobe space. Window and radiator to the rear.

## BEDROOM FOUR

6'1" x 9'7" (1.87m x 2.94m)  
A single bedroom with window and radiator to the rear.

## FAMILY BATHROOM

6'1" x 6'2" (1.86m x 1.88m)  
Half tiled bathroom suite comprising; bath with shower over, low level W.C., hand wash basin with mirrored cabinet over and a heated towel rail. Frosted window to the rear.

## GARAGE

A useful storage space with up and over door and side door leading to the patio area.

## OUTSIDE

To the front of the property there is a lawned area and tarmac drive way leading to the garage. At the rear are several areas for enjoying the sunshine including a patio and decking in the far corner, perfect for summer evenings. There is an 8 person hot tub on the deck which takes advantage of the sunny aspect, this is available via separate negotiation. The rear garden is fully enclosed making it perfect for children and pets.

