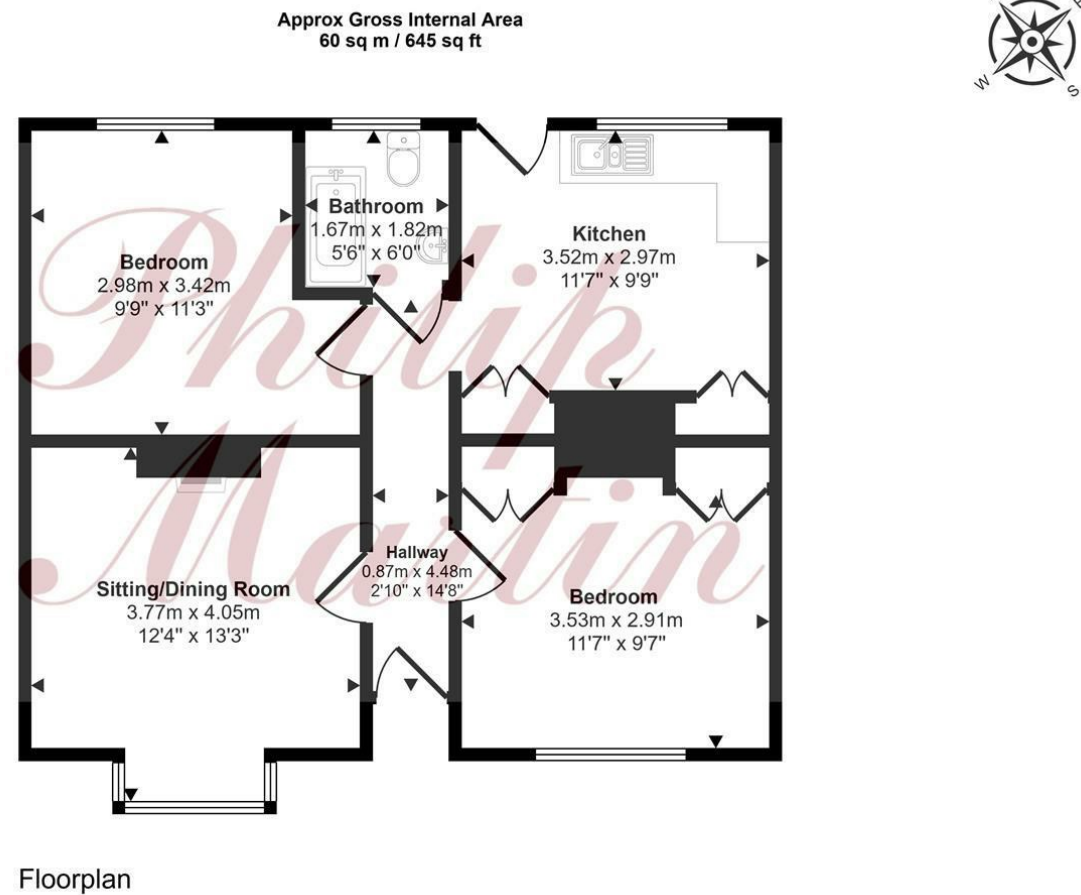


## LOWER COMPRIGNEY, TRURO

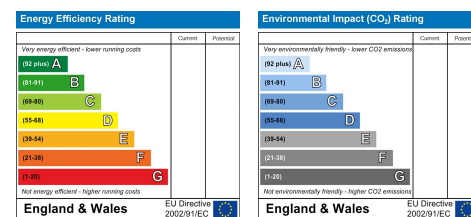


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINING ROOM
- SITTING ROOM
- BATHROOM
- FRONT & REAR GARDENS
- IN NEED OF RENOVATION
- GAS CENTRAL HEATING
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### SUNNYBANK, LOWER COMPRIGNEY, TRURO, TR1 3TY

#### DETACHED BUNGALOW SOLD WITH NO CHAIN

This two bedroom detached bungalow is located within Truro, just a short, level walk of the city centre and the wide range of amenities on offer. In need of modernisation and renovation throughout, in all the accommodation includes; sitting room, kitchen/dining room, two bedrooms and a bathroom. There are gardens to the front, side and rear of the dwelling, mainly laid to lawn. Sold with no chain.

EPC - TBC. Freehold. Council Tax - C.

GUIDE PRICE £200,000

## THE PROPERTY

Sunnybank is located on the western edge of the city of Truro at the very top of St Georges Road where a private access road serves just four bungalows built in the early part of the 20th century. Being immediately adjacent to open countryside and away from busy roads the location is remarkably quiet and undisturbed whilst also within level walking distance of the city centre. In need of modernisation throughout and in brief the accommodation comprises hallway, sitting room, kitchen, two bedrooms and a bathroom. There is double glazing and gas fired central heating.

## 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

### SITTING ROOM

13'3" x 12'4" (4.05m x 3.77m)

### BEDROOM

11'6" x 9'6" (3.53m x 2.91m)

### BEDROOM

11'2" x 9'9" (3.42m x 2.98m)

## BATHROOM

5'11" x 5'5" (1.82m x 1.67m)

## KITCHEN/DINING ROOM

11'6" x 9'8" (3.52m x 2.97m)

## OUTSIDE

There is an access lane to the front of the property, with steps leading up to the front door of the dwelling. There are gardens to the front, side and rear of the property which are largely laid to lawn.

## 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

Proceed out of Truro along St Georges Road and at the end turn right into Comprigney Hill and immediately left into a no through road. The bungalow is located on the left where a Philip Martin sale board has been erected.

## 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.

