



# 56 PENWETHERS CRESCENT

TRURO,  
TR1 3GH

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 56 PENWETHERS CRESCENT TRURO TR1 3GH

SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IN SOUGHT AFTER LOCATION

This modern three bedroom semi detached house is located in a convenient location within Truro. The property is within a short walk of Treliske Hospital, as well as within easy reach of the Train Station, City Centre and a variety of very good state and private schools.

Offered for sale with NO ONWARD CHAIN.

Very well presented, the property benefits from light and spacious accommodation comprising; entrance hall, kitchen/dining room, sitting room, W.C and under stairs storage to the ground floor. Upstairs, there property continues to three bedrooms (master ensuite) and a family bathroom. There is driveway parking, and rear garden.

EPC - TBC. Freehold. Council Tax - B

GUIDE PRICE £325,000

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PHILIP MARTIN

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- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## THE PROPERTY

This modern semi detached house is located in a convenient location within Truro. The property is offered for sale with NO ONWARD CHAIN and is within a short walk of Treliske Hospital, as well as within easy reach of the Train Station, City Centre and a variety of very good state and private schools.

Very well presented, the property benefits from light and spacious accommodation comprising; entrance hall, kitchen/dining room, sitting room, W.C and under stairs storage to the ground floor. Upstairs, there property continues to three bedrooms (master en-suite) and a family bathroom. There is driveway parking for two cars, and a rear garden.

## 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

Hard wooden flooring with stairs rising to the first floor. Access to under stairs storage cupboard. Doors into;

### KITCHEN/DINING ROOM

4.66 x 2.81 (15'3" x 9'2")

A spacious and bright kitchen/diner perfect for family living. An array of base and eye level units with worktop and tiled surround splashback. Inset stainless steel sink and drainer with mixer tap. Integrated four ring gas hob, electric oven with extractor fan over. Plumbing and space for dishwasher, washing machine and tumble-dryer. Generous space for dining room table. French doors allow natural light to flood the room, leading to the rear garden. Wall mounted radiator.



### LOUNGE

2.61 x 4.18 (8'6" x 13'8")

Large, bright living room with window to front aspect. Radiator.

### W.C.

1.80 x 1.00 (5'10" x 3'3")

White W.C. and vanity hand wash basin with tiled splashback. Wall-mounted heated towel rail.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

2.90 x 2.78 (9'6" x 9'1")

Large double bedroom. Window to front. Radiator. Door leading to;



#### EN-SUITE

1.62 x 1.73 (5'3" x 5'8")

White bathroom suite comprising; Large shower cubicle with electric overhead shower. Low level W.C, pedestal hand wash basin with tiled splashback. Window to front aspect.

#### BEDROOM TWO

2.57 x 3.20 (8'5" x 10'5")

Double bedroom with window to rear aspect. Radiator. Built in wardrobe.

#### BEDROOM THREE

1.98 x 3.52 (6'5" x 11'6")

Single bedroom with window to rear aspect.

#### BATHROOM

1.66 x 1.97 (5'5" x 6'5")

Large family bathroom comprising white suite; bath complete with overhead shower, screen and tiled surround. Pedestal sink basin complete with tiled splashback. W.C.

#### OUTSIDE

There is a driveway providing off road parking for two vehicles. The rear garden is laid to a combination of decking and level lawn providing the perfect outdoor space for hosting friends and family as well as children and pets.

#### 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

Council Tax - B

EPC - TBC

#### 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.56 can be found on the right hand side.

#### VIEWING

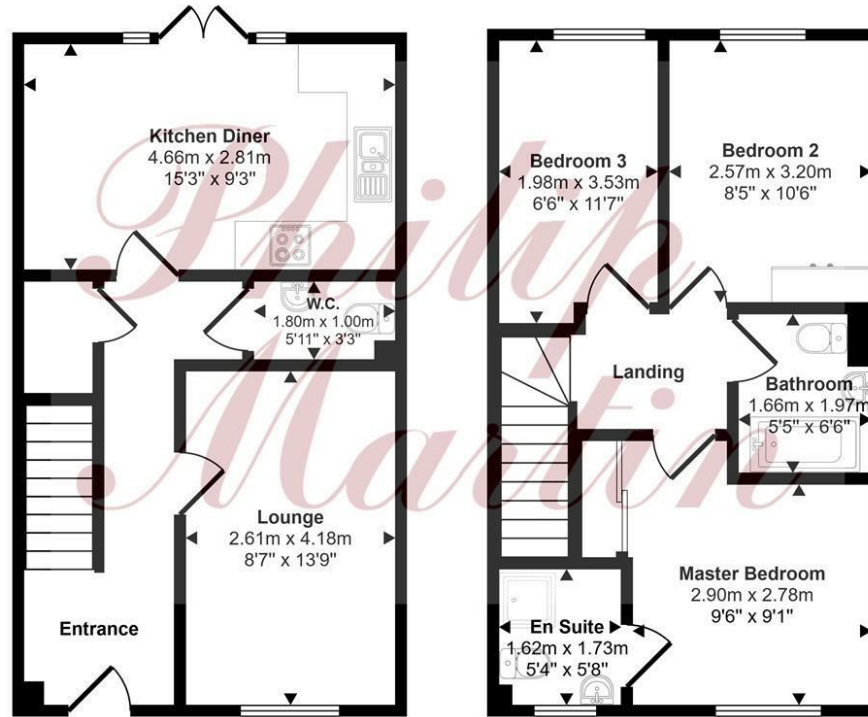
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

#### 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.



Approx Gross Internal Area  
77 sq m / 831 sq ft



Ground Floor  
Approx 38 sq m / 413 sq ft

First Floor  
Approx 39 sq m / 418 sq ft

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	83	95	Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91			A			
B	69-80			B			
C	55-68			C			
D	39-54			D			
E	21-38			E			
F	1-20			F			
Not energy efficient - higher running costs	1-20			Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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