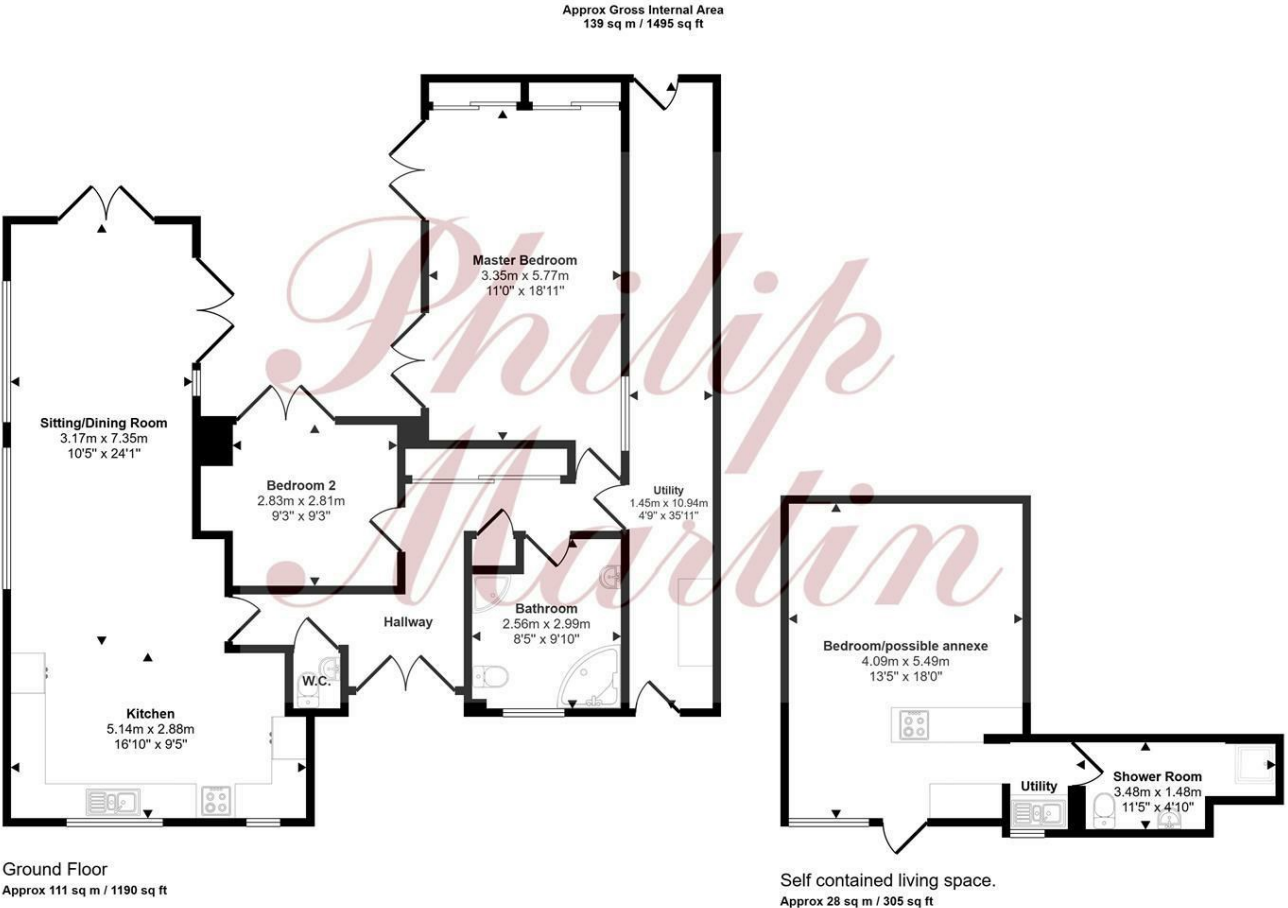


KENWYN ROAD, TRURO

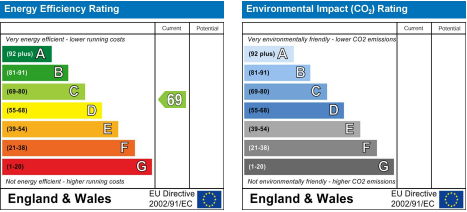


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- Detached split-level property
- Versatile accommodation
- 3 bedrooms in total with generous living space
- Double glazing and gas central heating
- Low maintenance gardens
- Close city centre
- Suitable main residence + annexe
- bathroom and separate shower room
- Good parking

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



KENWYN LODGE, KENWYN ROAD, TRURO, TR1 3SG
STYLISH DETACHED RESIDENCE WITH GOOD PARKING CLOSE TO CITY CENTRE

An individual and easy-to-manage modern property within a short walk of the shops and amenities of Truro.

Versatile arrangement of accommodation with self-contained suite on the lower ground floor suitable dependent relative or possibly letting. Spacious open-plan living space with fine fitted kitchen, large master bedroom (formerly 2 bedrooms), second bedroom and luxury bathroom with spa bath and shower. Third bedroom suite on the lower floor with kitchenette and shower room. Additional integral utility/storage area.

Double glazing and gas central heating.

Low maintenance garden area including a paved and secluded terrace on the south side of the property. Parking for several vehicles.

Freehold, EPC Band - C Council Tax Band - E

PRICE GUIDE £495,000

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GENERAL REMARKS AND LOCATION

This property has the unique appeal of being a modern easy-to-run dwelling close to the city centre and affording a versatile arrangement of accommodation. It directly fronts Kenwyn Road and is arranged on two levels whereby the main accommodation is at higher ground floor level opening directly to the outside space to the rear (effectively a bungalow) and the lower ground floor comprising a self-contained suite opening to the main entrance. It will appeal to wide range of the buying public but especially someone needing a low maintenance home on one level and with a self-contained guest suite below.

The main accommodation currently comprises a splendid open plan living space with excellent fitted kitchen complete with gas-fired Aga, there are 2 bedrooms including the master bedroom (which previously comprised 2 bedrooms) and all of which open directly to the rear sun terrace and a luxury bathroom with spa bath and separate shower. The bedroom on the lower ground floor has a small kitchen area and its own shower room. A long store room/utility area is integral to one side of the dwelling and opens to both front and rear. There is full gas fired central heating and double glazing throughout.

A feature of Kenwyn Lodge is parking for several vehicles including a small car port. The rear paved sun terrace is also another feature and the level space beyond is left ready for further landscaping.

Viewing of this property is essential.

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):

LOWER GROUND FLOOR

BEDROOM 3/GUEST SUITE

18' x 13'5" (5.49m x 4.09m) entered directly from the parking area and comprising a large bed/sitting room open-plan with a small KITCHEN comprising fitted units, worktop with sink and drainer inset and integral oven and hob with extractor hood above. Space and plumbing for washing machine. 2 radiators serving the bedroom and kitchen. Access also to SHOWER ROOM with tiled cubicle, pedestal wash basin and wc. Ladder rack radiator, double bathroom cabinets and extractor fan.

UPPER GROUND FLOOR

MAIN HALLWAY AND INNER HALL

providing access to all rooms and with a range of full height mirror-fronted cloak cupboards plus additional cupboard with radiator.

CLOAKROOM

with wash basin and wc.

LIVING ROOM

24' 1" x 10'5" + 16'10" x 9'5" (7.32m 0.30m x 3.18m + 5.13m x 2.87m)

a magnificent open-plan space combining kitchen, dining and sitting room areas with two sets of double doors opening to the rear sun terrace. The kitchen is extremely well fitted and focuses to a gas-fired Aga with a comprehensive range of fitted cupboards, drawers and



worktop space incorporating a one and a half bowl sink and drainer inset. Other integral appliances include a double electric oven, fitted microwave, ceramic hob and extractor above. Concealed in one of the cupboards is the Worcester gas-fired boiler which was renewed approximately 2 years ago. There is inset spotlight fitting throughout the room and also 2 radiators.

MASTER BEDROOM

18'11" x 11' (5.77m x 3.35m)

a lovely large room (formerly 2 bedrooms) with twin sets of double doors opening to the sun terrace. The far wall features a range of full height mirror fronted wardrobes. Inset spotlighting and 2 radiators.

BEDROOM 2

9'3" x 9'3" (2.82m x 2.82m)

with double doors opening to the sun terrace. Radiator.

BATH AND SHOWER ROOM

geared for luxury with a Victory spa bath/jacuzzi, corner shower cubicle, wide pedestal hand basin and wc. Ladder rack radiator, extractor fan and fitted mirror with globe lighting.

UTILITY/STORE

35'11" x 4'9" (10.95m x 1.45m)

approached directly from the hallway and further doors to both front and rear of the property. Fitted shelving along the length of the room.

OUTSIDE

To the front of the property and with direct access from Kenwyn Road there is a wide tarmac forecourt which provide space for several vehicles and including a small covered "car port" for a trailer or similar. From here

balustraded steps lead up the the front entrance balcony with slate paving. There is also a small shrubbery area with fig tree.

The dwelling at the rear focuses to a central decorative paved sun terrace which is both private and sheltered. This area opens to an additional space enclosed by green hedging and suitable for further landscaping/planting. There is also a garden store.

SERVICES

Mains water, gas electricity and drainage.

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

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.

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.

DIRECTIONS

Kenwyn Road is part of the B3284 leading out of the city centre towards Perranporth and the north Cornwall coast. Kenwyn Lodge is easily identified with a "for sale" board displayed.