



41 CARVOZA ROAD

TRURO
TR1 1BA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

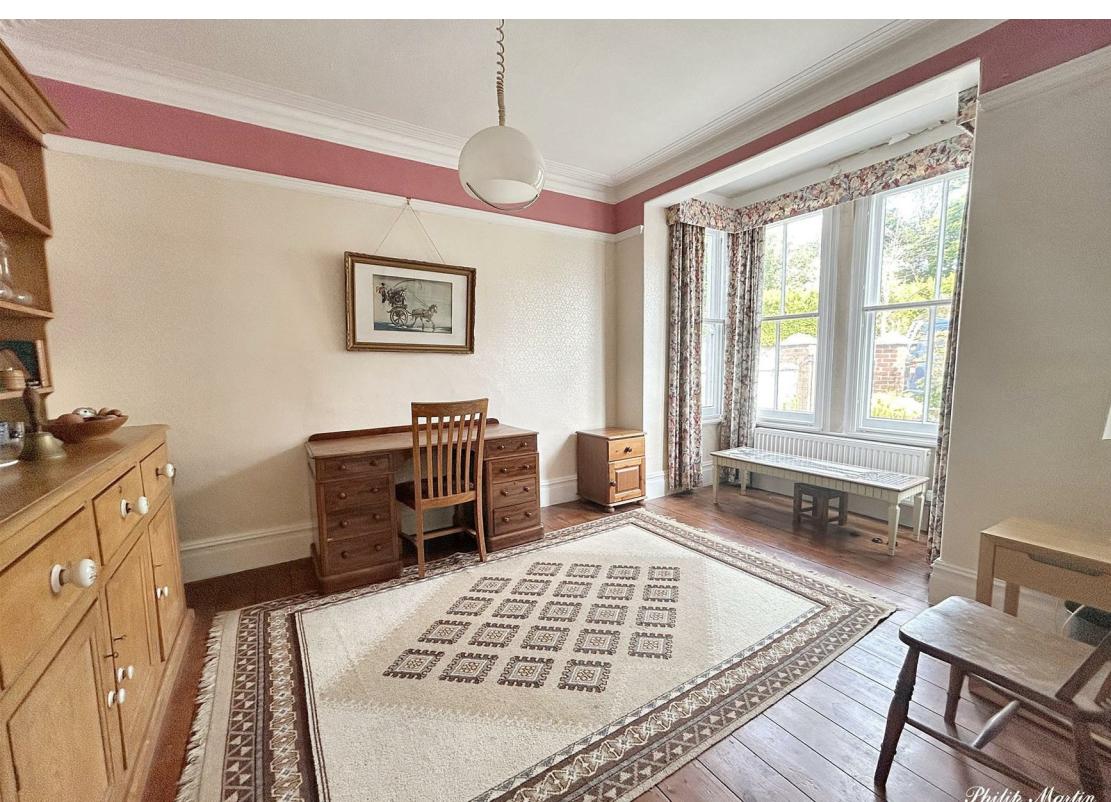
Philip Martin



Philip Martin



Philip Martin



Philip Martin



Philip Martin

41 CARVOZA ROAD

TRURO
TR1 1BA

ATTRACTIVE SEMI DETACHED PERIOD HOUSE WITH
GARDENS, PARKING AND GARAGE

First time to the market in over forty years!
In a much sought after location within a short walk of
Truro city centre and enjoying fabulous far reaching views
from the rear.

Five bedrooms, sitting room, lounge, dining room,
kitchen/breakfast room, wet room and separate w.c.
Private enclosed rear garden enjoying the afternoon and
evening sun with fabulous views.
Garage and parking. Outbuildings. Gas fired central
heating.

Freehold. Council Tax Band E. EPC - E.
Sold with no chain.

GUIDE PRICE £575,000



Philip Martin

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS
Truro: 01872 242244 St Mawes: 01326 270008
E: sales@philip-martin.co.uk
www.philip-martin.co.uk

The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

41 Carvoza Road is a very attractive semi detached Victorian house located in a sought after position within Truro city. The house has been in the same family ownership for over forty years and retains many wonderful period features including high ceilings, traditional sliding sash windows (with some secondary glazing), feature fireplaces and superb tessellated tiled floor in the entrance hall. The house backs onto the playing fields of Archbishop Benson primary school and there are magnificent far reaching views from the rear towards Kenwyn including Kenwyn Church. The house has been very well cared for but is now in need of modernisation and offers tremendous potential. The accommodation has a conventional layout over two floors and briefly comprises: entrance hall, sitting room, lounge, dining room, kitchen/breakfast room on the ground floor. The first floor has five bedrooms, wet room and separate w.c. The sitting room, lounge and two front bedrooms have bay windows that afford plenty of natural light and are a feature from outside setting this house and next door apart from neighbouring properties with their unique "castle" appearance. The rear garden enjoys a sunny aspect and is surprisingly private and enclosed, therefore perfect for children and pets. The garden enjoys far reaching views. There are useful outbuildings including a utility and gardeners loo. A driveway provides parking and there is a garage with electric door and beyond this is a workshop. The house has mains gas central heating and the electrics have been upgraded in very recent years. There is no onward chain and an internal viewing is essential.

LOCATION

Carvoza Road is a mature residential part of the city within walking distance of the shops and Archbishop Benson primary school. The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a Marks and Spencer, Waitrose and Cornish Food Hall, historic Cathedral (home to the superb Truro cathedral choir) and several excellent private and state schools. The Hall for Cornwall offers a varied programme of entertainment, there is a four screen cinema in Truro and 18 hole golf courses are available at Truro, Falmouth and St. Austell. The nearby creeks of St. Clement and Malpas offer numerous delightful walks and sailing opportunities are available at Mylor and Falmouth.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE VESTIBULE

Half glazed door opening into entrance hall. Tessellated tiled floor.

ENTRANCE HALL

A fine introduction to the property with fabulous tessellated tiled floor. Stairs to first floor. Radiator.

SITTING ROOM

Deep bay window overlooking the front garden. Exposed wooden floors. Original ceiling cornice. Picture rail. Radiator.



Philip Martin

LOUNGE

Feature Victorian open fireplace with tiled hearth, wood surround and mantle. Exposed wooden floors. Original ceiling cornice. Picture rail. Radiator. Bay window to front. Television point.

DINING ROOM

Window overlooking the rear garden and far reaching views over the playing fields and onto Kenwyn. Victorian open fireplace with tiled hearth, wood surround and mantle. Telephone point.

REAR HALL

Door to rear garden. Understairs storage cupboard/pantry with shelves and additional storage over. Space and plumbing for washing machine and space for tumble drier. Consumer electric unit with modern metal box. Door to:

KITCHEN/BREAKFAST ROOM

Selection of wooden kitchen units, single stainless steel sink with double drainer, space and plumbing for dishwasher, Beko electric double oven with ceramic hob. Former fireplace probably for range cooker with large full length original built in cupboards in firebreast recess. Worcester gas fired combination central heating boiler.



FIRST FLOOR

Split landing. Sliding sash window to rear enjoying the far reaching views. Loft access with ladder and light offering potential for conversion. Shelved airing cupboard.

BEDROOM ONE

A well proportioned room with deep bay window to front affording plenty of natural light. Victorian fireplace with cast iron fire and wood surround. Vanity sink unit. Radiator.

BEDROOM TWO

Deep bay window to front. Radiator.

WET ROOM

Tiled walls, large shower, vanity sink unit, heated towel rail. Mirror with light. Sliding sash window to side.

BEDROOM THREE

Sliding sash window to rear with secondary glazing enjoying lovely views towards Kenwyn including the church. Wash hand basin with tiled splashback. Radiator.

BEDROOM FOUR

Sliding sash window to rear with secondary glazing enjoying lovely views towards Kenwyn including the church. Wash hand basin with tiled splashback.

BEDROOM FIVE/STUDY

Window to front. Radiator.

SEPARATE W.C

Low level w.c, small wash basin, window to rear with views, extractor fan.

OUTSIDE

A metal gate opens into the front garden from Carvoza Road through attractive brick pillars and a paved path leads up to the front porch with storm porch, tiled floor and granite threshold. The front garden is enclosed and is well stocked with many mature shrubs and plants including hydrangeas, camellia, mahonia and a fabulous Acer that provide a good level of privacy. A separate driveway has double metal gates with a single parking space and access to the garage. A wooden door opens to the side of the house where a path leads to the rear garden and provides ample space for bin storage, logs etc.

DETACHED GARAGE/WORKSHOP

Metal up and over electric door. Light and power is connected. Window to side. Door to:

WORKSHOP

Work bench with drawers below. Windows to side and rear. Half glazed pedestrian door to rear garden. Light and power.

REAR GARDEN

The rear garden is enclosed and backs onto Archbishop Benson primary school playing field and enjoys fabulous views over Moresk towards Kenwyn in the distance. The garden enjoys a lovely sunny aspect with sun from late morning through the afternoon and into the evening. A large patio provides lots of sitting out space to enjoy the sun and far reaching views. Adjoining the patio is a lawn, garden pond and lots of mature shrubs and plants. Steps lead from the patio to the lower garden that is level lawn and perfect for children and pets.

OUTBUILDINGS AND OUTSIDE W.C

There are attractive brick outbuildings including a former utility room with light and power, Belfast sink and plumbing for washing machine. Tool shed. Outside W.C.

CELLAR

Accessed from the rear garden through a wooden door. Light and power. Restricted head height. Useful storage and access to services.

SERVICES

Mains water, electric, gas and drainage are connected.

N.B

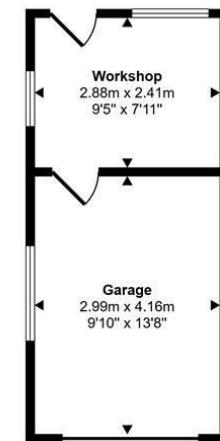
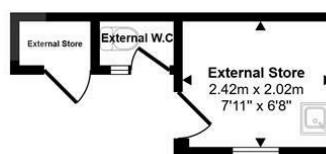
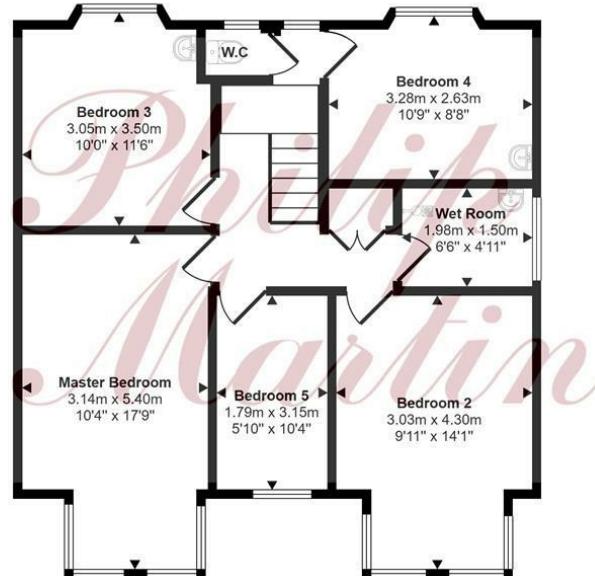
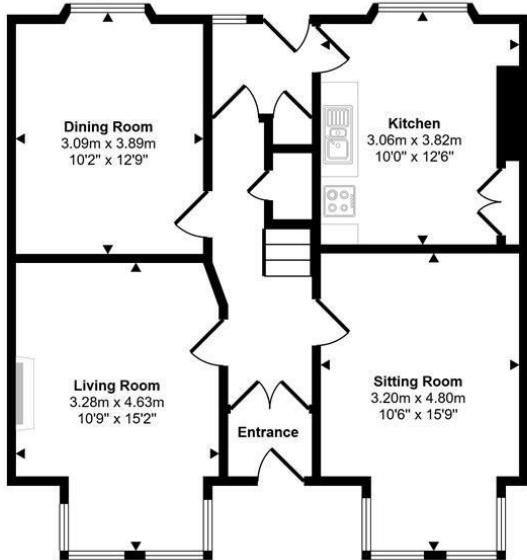
The electrical circuit, appliances and heating system have not been tested by the agents.

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

From the main Trafalgar roundabout take the turning into St. Austell Road alongside Halfords and after the second set of traffic lights turn right into Campfield Hill. Continue into Carvoza Road and the property will be found on the left hand side where a Philip Martin sale board has been erected.



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		81	48

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS