



4 HENDRA VEAN  
TRURO  
CORNWALL TR13 7TT

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 4 HENDRA VEAN

TRURO

CORNWALL TR1 3TT

RECENTLY MODERNISED THREE BEDROOM  
PROPERTY JUST OUTSIDE THE CITY CENTRE

A well-presented and recently modernised three-bedroom semi-detached house situated in a highly convenient location within walking distance of Truro city centre. The spacious accommodation comprises an entrance hall, sitting room, dining room, kitchen and W.C. to the ground floor, with three bedrooms and a family bathroom on the first floor. Externally, the property benefits from off-road parking, a fully enclosed rear garden and a substantial outbuilding incorporating a utility room, store room and garden room. Ideally positioned close to local schools, amenities and transport links, this is a fantastic family home in a popular residential setting.

GUIDE PRICE £325,000

*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**



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

A well-presented and recently modernised three-bedroom semi-detached house situated within a highly convenient location, just a short walk from the city centre of Truro. The property offers spacious and well-proportioned accommodation comprising an entrance hall, sitting room, dining room, kitchen and W.C to the ground floor. To the first floor there are three bedrooms served by a family bathroom. Externally the property offers off road parking for one car, a fully enclosed rear garden with astro turf and a large patio area perfect for hosting. There is also a large outbuilding comprising a utility, store room and garden room. Within easy reach of local schools, amenities and transport links, this is an ideal family home in a popular residential setting. An early viewing is highly recommended.

## 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

### SITTING ROOM

3.65m x 3.56m (11'11" x 11'8")

Media wall with electric fire. Window to the front. Radiator.

### DINING ROOM

5.24m x 2.03m (17'2" x 6'7")

Feature panelling. Radiator.



### KITCHEN

4.62m x 2.52m (15'1" x 8'3")

Recently modernised including a range of eye and base level units with integrated fridge freezer, dishwasher and wine cooler. Stainless steel sink and drainer, double hob with extractor fan over and electric oven. Also fitted with Velux windows above and window to the rear. French doors opening out into the garden.

### W.C.

Low level W.C and hand wash basin. Heated towel rail.

## FIRST FLOOR

### MASTER BEDROOM

4.10m x 2.64m (13'5" x 8'7")

Window to front. Radiator.

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#### BEDROOM TWO

2.90m x 2.95m (9'6" x 9'8")

Built in storage units and window to the rear. Radiator.

#### BEDROOM THREE

2.72m x 1.92m (8'11" x 6'3")

Window to rear. Radiator.

#### BATHROOM

1.56m x 1.35m (5'1" x 4'5")

Tiled to full height. Bath with rainfall shower over and mixer head. Low level w.c. and hand wash basin with storage below. Frosted window to front.

#### OUTSIDE

The property benefits from off road parking at the front for one car. There is also a sizable low maintenance rear garden that has been astro turfed along with a large decked area and wooden pergola over it perfect for hosting creating potential for indoor outdoor living.

#### OUTBUILDING

Comprising the below:

##### UTILITY

3.38m x 3.63m (11'1" x 11'10")

##### STORE ROOM

3.35m x 1.69m (10'11" x 5'6")

##### GARDEN ROOM

3.38m x 3.45m (11'1" x 11'3")

Power is connected.

#### SERVICES

Mains water, drainage, electricity and gas.



#### AGENTS NOTE

The property has passed a concrete screening test and has been deemed suitable for mortgage purposes.

#### 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

Proceed out of Truro city centre along the B3284 passing under the railway bridge and take the second turning on the left hand side into Hendra Road. Follow this down to Truro skate park and then take the last right along Courtney Road. At the end of this road then take a left down to the junction and then a right at the junction. 4 Hendra Vean can be found a few hundred yards down this road on the right hand side.

#### DATA PROTECTION

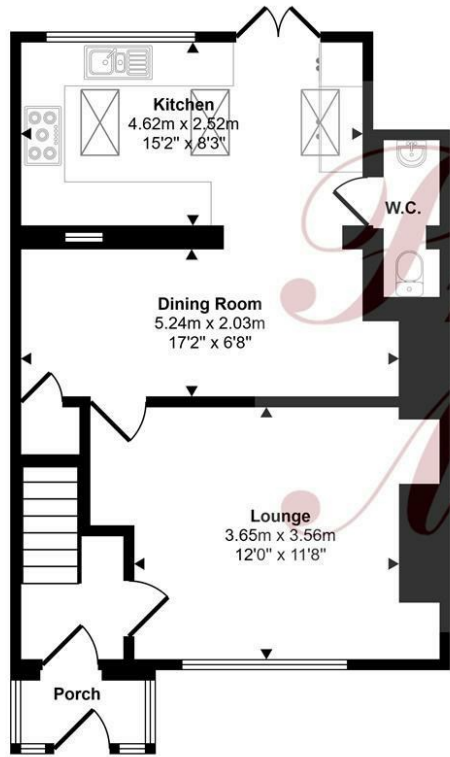
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### COUNCIL TAX

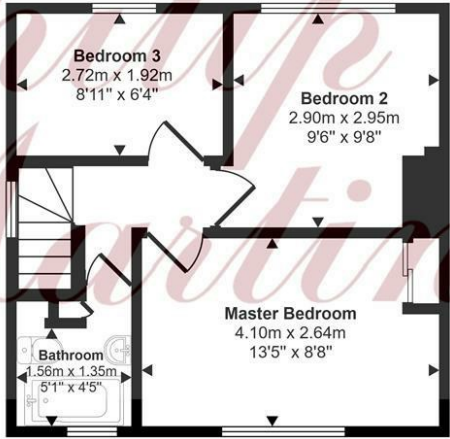
Band B



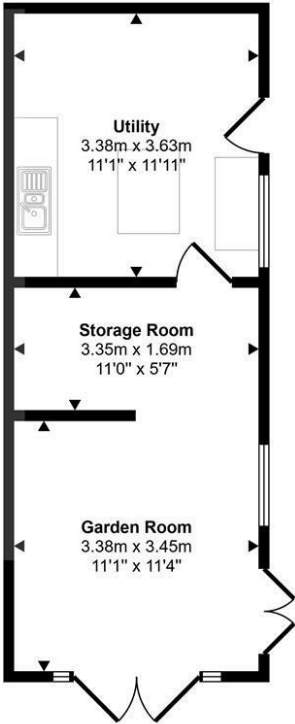
Approx Gross Internal Area  
114 sq m / 1223 sq ft



Ground Floor  
Approx 50 sq m / 533 sq ft



First Floor  
Approx 33 sq m / 360 sq ft



Outbuilding  
Approx 31 sq m / 330 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 |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 43-54                                       | E |                         |           |
| 31-42                                       | F |                         |           |
| 21-30                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus                                                         | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 43-54                                                           | E |                         |           |
| 31-42                                                           | F |                         |           |
| 21-30                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |









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