



55 PENHALIGON COURT

TRURO,
CORNWALL TR1 1YB

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Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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TRURO

CORNWALL TR1 1YB

MIDDLE TERRACED RETIREMENT COTTAGE

Situated in a purpose built complex on the edge of Truro city centre with a bus stop close by.

The cottage offers independent living with the peace of mind of an onsite manager and 24 hour emergency call system.

There is ample parking, managed gardens, laundry services and a residents lounge.

GUIDE PRICE £195,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

COMMENTS

This middle terrace cottage is situated in a lovely position on the edge of Truro and within this sought after retirement complex. This property offers the best of both worlds, completely independent living yet with the peace of mind of a 24 hour call system and an onsite manager. There is also access to the extensive and beautifully maintained communal gardens which feature a multitude of mature trees, shrubs, lawned areas and benches. There is also a residents lounge where social activities take place for the residents of Penhaligon Court, a guest suite, laundry room and ample parking.

The property is freehold, however there is a service charge to cover the running costs of the development which is a freehold owned in part by each householder.

THE PROPERTY

The accommodation comprises to the ground floor; entrance hallway, lounge/dining room, fitted kitchen and W.C. To the first floor there are two double bedrooms and a large shower room. There are electric night storage radiators and double glazed windows throughout. To the front of the cottage is a sunny seating area and to the rear is a private patio garden.

LOCATION

The retirement village is situated at the top of Tregolls Road and it is surrounded by mature trees offering a surprisingly pretty location and yet only a short distance of the centre of Truro. There is a bus stop at the entrance of the development which provides excellent access to the shopping centre and the Train station.



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):

ENTRANCE HALL

Double glazed door with window to the side.

CLOAKROOM

1.8 x 1.61 (5'10" x 5'3")

W.C. and wash hand basin.



LOUNGE/DINING ROOM

6.67 x 2.95 (21'10" x 9'8")

A light and spacious double aspect room with sliding patio doors to private patio area. Emergency pull cord.

KITCHEN

2.96 x 2.4 (9'8" x 7'10")

A fitted kitchen, appliances including oven and hob, white goods included are dishwasher, integrated fridge/freezer and washing machine. Window over looking the rear.

FIRST FLOOR

A landing space with access to loft.

MASTER BEDROOM

3.92 x 2.57 (12'10" x 8'5")

A lovely master with two windows to the front and a range of built in wardrobes and cupboards.

BEDROOM 2

3.47 x 2.9 (11'4" x 9'6")

Window to rear.

BATHROOM

2.4 x 1.9 (7'10" x 6'2")

A large bathroom with corner shower, w.c., and wash hand basin. Obscured window to rear.

OUTSIDE

To the front of the cottage is a sunny seating area with views of the communal gardens. To the rear is a private patio garden which features a maintained border stocked with a range of mature shrubs, such as camellias and rhododendrons.

SERVICES

Mains electricity, water and drainage.

SPECIAL NOTE

As from April 1st 2022 the charge will be £3,248.91. This includes parking for owners and visitors, the use of the laundry facilities with washing machines and dryers, bricks and mortar house insurance, water, window cleaning, gardeners and cleaning of the communal areas.

The other charges to pay separately are mains electric, TV, telephone, broadband and Council Tax Band - C

N.B

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

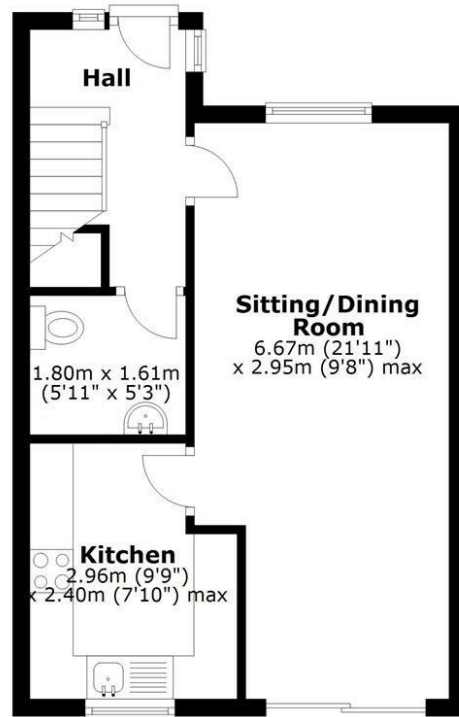
DATA PROTECTION

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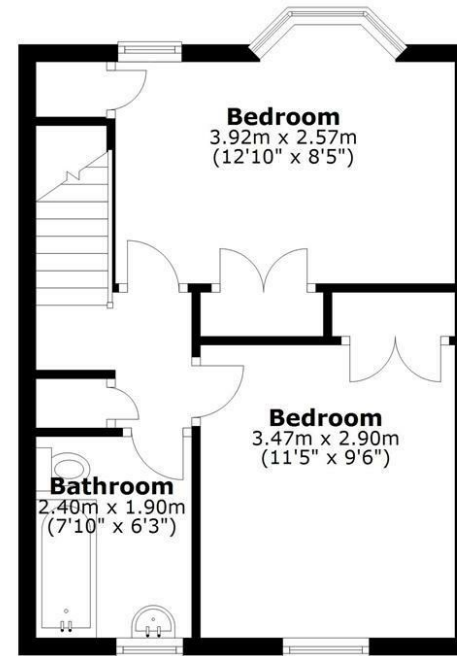
DIRECTIONS

Proceeding in an easterly direction out of Truro from the Trafalgar roundabout and continue along Tregolls Road turn left at the traffic lights at the end of the dual carriageway section. This will lead into Trevithick Road and then access to Penhaligon Court will be easily identified after a short distance on the right hand side.

Ground Floor
Approx. 34.3 sq. metres (369.6 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.4 sq. feet)



Total area: approx. 67.3 sq. metres (723.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

55 Penhaligon Court, Truro

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	A		Very environmentally friendly - lower CO ₂ emissions	92-100	A	
	81-91	B			81-91	B	
	69-80	C			69-80	C	
	55-68	D			55-68	D	
	39-54	E			39-54	E	
	21-38	F			21-38	F	
Not energy efficient - higher running costs	1-20	G		Not environmentally friendly - higher CO ₂ emissions	1-20	G	
			89				
			70				
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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