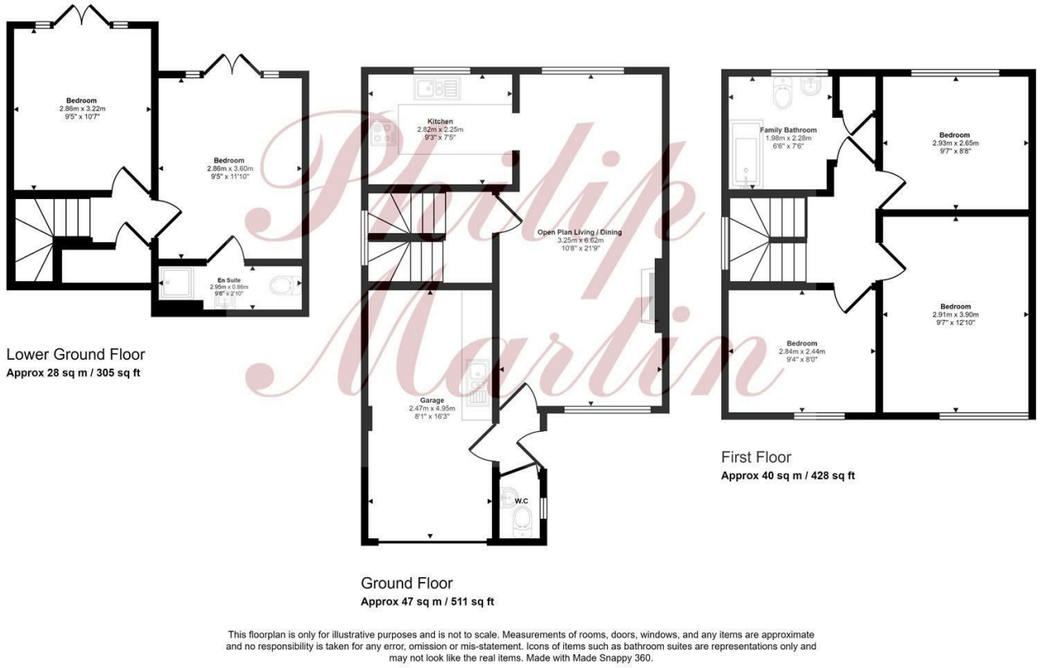
TINNEY DRIVE, TRURO



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.

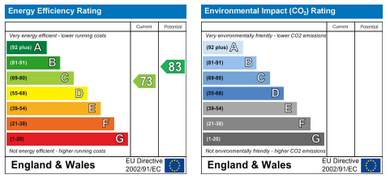




Key Features

- Detached Family House
- Newly Fitted Kitchen
- Garage with utility
- Gas Central Heating
- Five Bedrooms
- Driveway Parking
- Landscaped Garden
- UPVC Double Glazing

Energy performance rating



Contact us

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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:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

18 TINNEY DRIVE, TRURO, TR1 1AG

DETACHED FIVE BEDROOM FAMILY HOME

A detached well presented family home located in one of Truro's popular residential areas. In all, the accommodation comprises:- entrance hall, W.C, integral garage, open plan living/dining area and kitchen on the ground floor. To the first floor there are three bedrooms and the family bathroom and on the lower ground floor there are a further two bedrooms and en suite shower room. To the front of the property there is driveway parking and to the rear there is a well presented landscaped garden.

FREEHOLD. COUNCIL TAX BAND - E. EPC - C.

Guide Price £425,000

THE PROPERTY

18 Tinney Drive is a detached well presented family home located in one of Truro's popular residential areas. The property was built in the early 2000's but has been well maintained during our clients ownership and they have recently upgraded the kitchen. In all, the accommodation comprises:- entrance hall, W.C, integral garage, open plan living/dining area and kitchen on the ground floor. To the first floor there are three bedrooms and the family bathroom and on the lower ground floor there are a further two bedrooms and en suite shower room leading to the outside terrace area. To the front of the property there is driveway parking and to the rear there is a well presented landscaped 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.

GROUND FLOOR:-

ENTRANCE

With doors to:-

W.C

W.C, sink, heated towel rail.

INTEGRAL GARAGE

8'1 x 16'3 (2.46m x 4.95m)
Electric up and over garage door. The garage has a utility area with work top, cupboard space, sink and space and plumbing for washing machine, tumble drier and free standing fridge freezer.

LIVING AND DINING ROOM

10'7" x 21'8" (3.25 x 6.62)
Open plan living and dining room with windows to front and rear. Gas fire place in lounge area.

KITCHEN

9'3" x 7'4" (2.82 x 2.25)
Newly fitted kitchen with integrated microwave, induction hob, oven, extractor fan, dishwasher, wine fridge and fridge. A range of a base and eye level cupboards with worktops over.

GROUND FLOOR LANDING

Stairs rise to first floor and down to lower ground floor.

FIRST FLOOR:-

Landing with doors to:-

FAMILY BATHROOM

6'5" x 7'5" (1.98 x 2.28)
Bath, W.C, pedestal sink. Airing cupboard with hot water tank and shelving.

BEDROOM

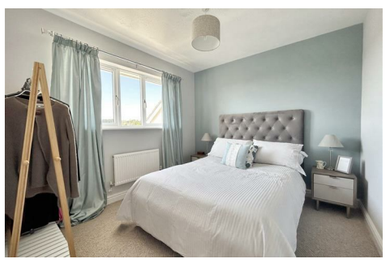
9'7" x 8'8" (2.93 x 2.65)
Good size double room, window to rear.

BEDROOM

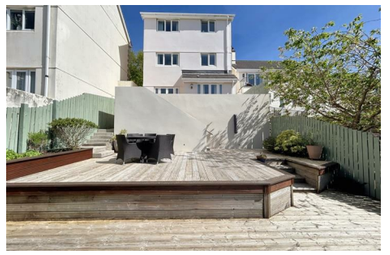
9'6" x 12'9" (2.91 x 3.90)
Master bedroom on the first floor, located at the front.













BEDROOM

9'3" x 8'0" (2.84 x 2.44)
Located at the front of the property.

LOWER GROUND FLOOR:-

Hallway with storage cupboard and doors to:-

BEDROOM

9'4" x 11'9" (2.86 x 3.60)
Located on the lower ground floor with patio doors out to rear garden and en suite shower room.

EN SUITE

9'8" x 2'9" (2.95 x 0.86)
W.C, pedestal sink and shower.

BEDROOM

9'4" x 10'6" (2.86 x 3.22)
Located on the lower ground floor with patio doors out to rear garden.

Could also be used as an office or another reception room.

OUTSIDE

To the front of the property there is driveway parking and access to the rear garden from the side.

The rear garden has been landscaped and provides a patio area surrounded by fencing and is low maintenance. The garden is on two levels and there are steps down from the back door and side access.

SERVICES

Mains gas, drainage, electricity and water.

COUNCIL TAX

Cornwall Council Tax Band - E.

EPC

Current - 73C
Potential - 83B

TENURE

Freehold.

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 up Tregolls Road and at the second set of traffic lights turn right into Beechwood Parc. Bear right at the first mini-roundabout and then straight across the second. The property will be found on your right hand side after a short distance, and a 'for sale' board has been erected.

N.B

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

DATA PROTECTION

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