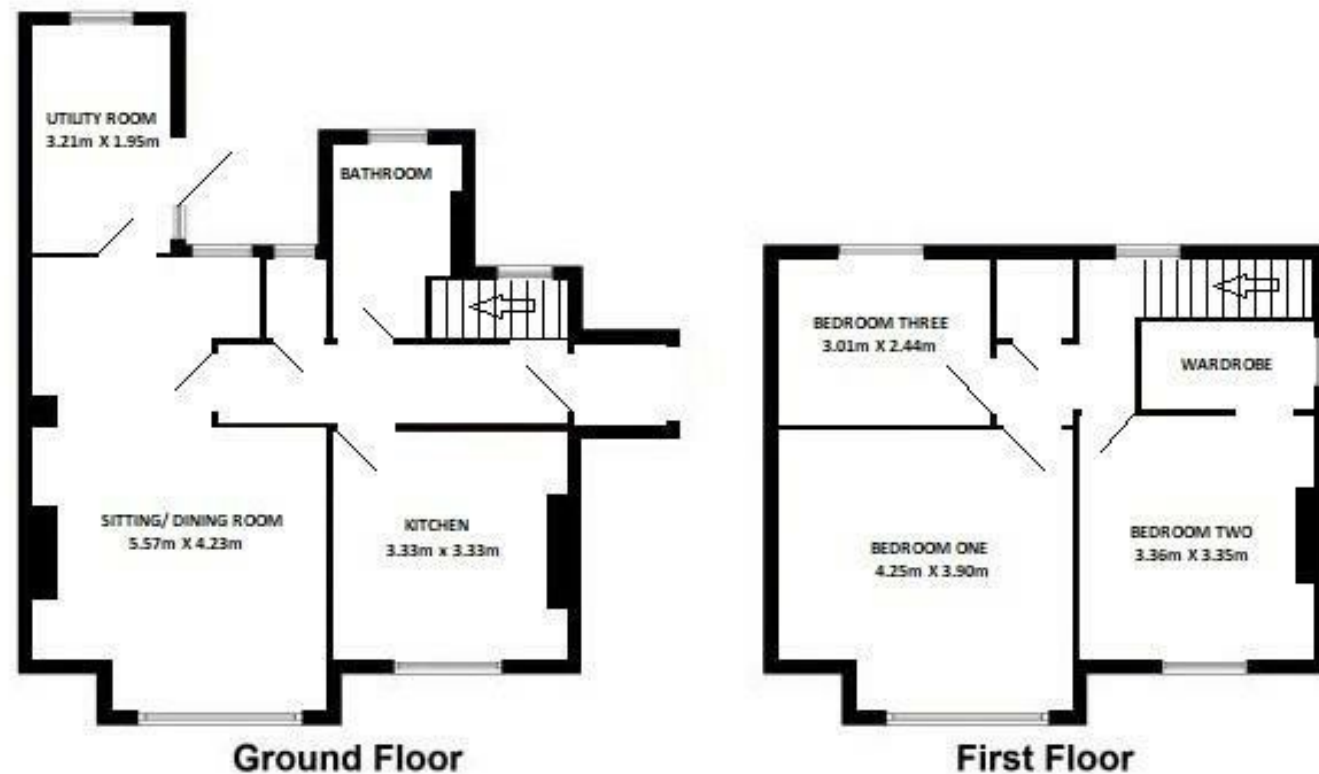
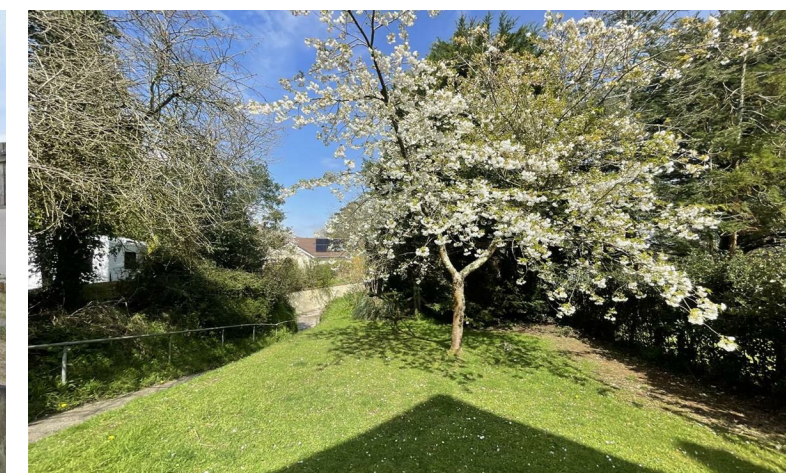


TRISPEN



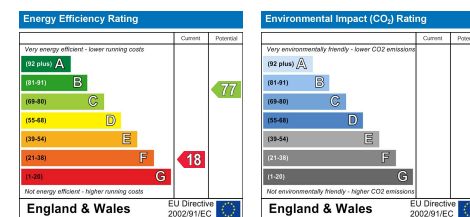
NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- End Terrace
- Three Bedrooms
- Open Plan Sitting/ Dining Room
- Kitchen
- Bathroom
- Utility Room
- Front and Rear Gardens
- Popular Village Location
- Viewing Recommended
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



CONTACT US

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4 TREVIEW TERRACE TRISPEN, TRURO, TR4 9BQ
END OF TERRACE HOUSE SOLD WITH NO CHAIN

This three bedroom end of terrace property is located in the popular village of Trispen. Situated down a quiet lane, the property remains in walking distance of the amenities within the village. Occupying a large plot with front and rear gardens, the property enjoys spacious rooms internally. In all, the accommodations comprises; kitchen, sitting/ dining room, bathroom and utility room and three bedrooms. There is also communal parking. Sold with no chain, internal viewing is highly recommended. EPC - G. Freehold. Council Tax - B.

GUIDE PRICE £275,000

THE PROPERTY

4 Treview Terrace is a fantastic three bedroom end of terrace property situated in the popular village of Trispen. The property is located in arguably one of the best positions within the village set away from the main road along Trevella Lane yet is within walking distance of all the amenities on offer including local shop and primary school. Occupying a substantial plot, the property has been within the current ownership for many years and has been a much loved family home. In all, the accommodation comprises; entrance porch, entrance hallway, kitchen, sitting/ dining room, bathroom and utility room to the ground floor with three bedrooms to the first floor. At the front of the property there is communal parking and a front garden laid to lawn. A path leads down the side of the house to the front door. There is a sizeable rear garden laid to a combination of patio and raised lawn with timber fencing which is completely enclosed and therefore perfect for children and pets.

PLEASE NOTE

There is a Section 157 Restriction whereby to be eligible to purchase 4 Treview Terrace, the purchaser must have lived in Cornwall for a minimum of 3 years.

TRISPEN

Trispen is a popular village which offers a range of day to day facilities including village shop, post office, public house, primary school, church and bus connections to Truro. Trispen lies approximately four miles to the north of the city which offers a wide range of daily facilities including banks, building societies, shops, primary and secondary schools, restaurants, supermarkets, large general hospital and main line railway station with links to London (Paddington).

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

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALLWAY

Stairs rising to first floor and doors into;

KITCHEN

10'11" x 10'11" (3.33m x 3.33m)
Fully tiled walls and flooring, comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset belfast sink with window to front aspect. Range cooker with gas hobs and extractor fan over; integrated dishwasher and space for free standing fridge/ freezer.

SITTING/ DINING ROOM

18'3" x 13'10" (5.57m x 4.23m)
A large dual aspect open plan sitting/ dining room with windows to front and rear. Ample space for dining table and door into;

UTILITY ROOM

10'6" x 6'4" (3.21m x 1.95m)
A very versatile room that could be occupied as a utility room with plumbing connected, or alternatively a home office.

BATHROOM

Fully tiled bathroom suite with tiled flooring and walls comprising bath, low level W.C. and wall mounted vanity hand wash basin. Obscured window to rear, heated towel rail and extractor fan.



FIRST FLOOR

LANDING

Window to rear and doors into;

BEDROOM ONE

13'11" x 12'9" (4.25m x 3.90m)
Window to front. Storage cupboard.

BEDROOM TWO

11'0" x 10'11" (3.36m x 3.35m)
Window to front and side. Walk in wardrobe.

BEDROOM THREE

9'10" x 8'0" (3.01m x 2.44)
Window to rear.

OUTSIDE

At the front of the property there is a garden laid to lawn with a path leading to the front of the house. At the rear there is a sizeable garden laid to a combination of patio for outdoor dining as well as a raised lawn area. This is completely enclosed with timber fencing and therefore perfect for both children and pets.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceeding out of Truro along the A39 take the second exit into Trispen village. After a very short distance take the left turning into Trevella Lane where the property will be easily identified on the right hand side with a for sale board displayed.

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.

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.

