

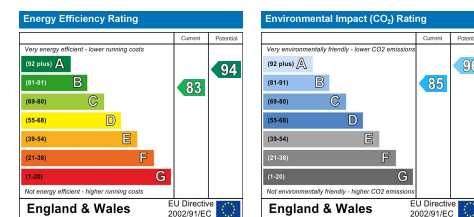
TRURO



KEY FEATURES

- Two Double Bedrooms
- Large Sitting Room
- Cloakroom
- Enclosed Garden
- Extremely Spacious
- Master En-Suite
- Kitchen/Dining Room
- Bathroom
- Parking
- Beautifully Presented

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



6 NEWQUAY ROAD, TRURO, TR1 1RH STUNNING SEMI DETACHED MODERN HOUSE

Beautifully presented and extremely attractive with a classic Georgian façade. Very spacious, well proportioned rooms with high ceilings and large windows. Two double bedrooms (master en-suite), large lounge/dining room, kitchen, cloakroom, utility and bathroom. Enclosed rear garden and private parking. Built in 2018 - viewing essential. No Chain. Freehold. EPC - B. Council Tax Band C.

GUIDE PRICE £320,000

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

GENERAL COMMENTS

6 Newquay Road is a very attractive semi detached modern house located on the eastern side of Truro city with the benefit of having Waitrose as your corner shop, literally within a moments' walk. The house is impeccably presented and has been built in a traditional way and in a Georgian style with very high ceilings and large sliding sash windows affording plenty of natural light. It really is a very attractive building that was designed by architects working with the Duchy Of Cornwall and influenced by Prince Charles. The accommodation is very well arranged over two floors with quality fittings including solid oak doors and luxurious kitchen and bathrooms. The accommodation comprises: entrance hall, large open plan sitting, kitchen and dining room, cloakroom, utility two double bedrooms and bathroom. In addition the master bedroom has an en-suite shower room. Outside is parking and a private enclosed garden that enjoys the afternoon sun. An internal viewing is essential. The house is sold with no chain.

LOCATION

6 Newquay Road is perfectly located for swift access into Truro and is within walking distance of the new Waitrose store, Great Cornish Food Hall and the Eastern Park and Ride with very regular service into the city centre and Treliske Hospital. 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 flagship Marks and Spencer store, historic Cathedral and several private and state schools. The Hall For Cornwall offers a varied programme of entertainment and there are eighteen hole golf courses at Truro, Falmouth and St. Austell. The nearby creeks of St. Clements 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 HALL

Solid entrance door with fan window above, stairs leading to first floor, radiator, door to sitting room, thermostat for central heating.

SITTING ROOM

16'7 x 14'8 (5.05m x 4.47m)

OPEN PLAN WITH THE KITCHEN AND DINING ROOM

A very well proportioned room with high ceilings and large sliding sash window to front. Fireplace with woodburning stove, slate hearth and wood mantel above, radiator television and satellite points. Large understairs storage cupboard with light and telephone point for broadband router.

KITCHEN/DINING AREA

11'5 x 9'8 (3.48m x 2.95m)

Window overlooking the rear garden with blind. Excellent range of shaker style kitchen units including cupboards and deep drawers. One and a half bowl stainless steel sink with single drainer, double oven with gas hob and extractor hood over with glass splashback, integral appliances including dishwasher and fridge/freezer. Cupboard housing Vaillant gas central heating boiler. Spotlights, radiator, tiled floor.

UTILITY ROOM

Worktops with space and plumbing for washing machine, space for tumble drier, storage cupboards, tiled floor, half glazed door to rear garden.



CLOAKROOM

White suite with low level w.c., wash hand basin with tiled splashback, electric shaving point and mirror above. Extractor fan and radiator.

FIRST FLOOR

Landing. Loft access, airing cupboard with unvented hot water cylinder and slatted shelf over. Shelved storage cupboard.

BEDROOM ONE

12' x 11'4 (3.66m x 3.45m)

Sliding sash window to front, radiator, built in wardrobe, television and satellite points. Door to:-

EN-SUITE

A partly tiled room with white suite comprising low level w.c., wash hand basin with mirror and electric shaving point over, glass shelf, tiled floor, extractor fan, heated towel rail. Sliding sash window to front with blind.

BEDROOM TWO

11'4 x 9'8 (3.45m x 2.95m)

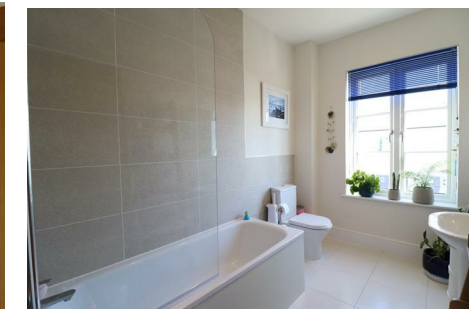
Window overlooking the rear garden, built in wardrobe, radiator, television and satellite point.

BATHROOM

A white suite with low level w.c., wash hand basin with mirror behind and electric shaver point, panel bath with fully tiled surround and shower above, tiled floor, spotlights extractor fan.

OUTSIDE

At the rear is a level garden with lawn and patio for sitting out. The garden enjoys sun for the majority of the day and



is enclosed within a solid timber fence. There is an outside tap and a pedestrian doorway opens into the driveway where there is parking for one car.

SERVICES

Mains water, electric, drainage and gas 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

Proceed out of Truro in an easterly direction on the A390 and at the Union Hill junction turn left. At the traffic lights turn right towards the Park and Ride. Take the first right hand turning and then turn right again into Stret Tempel. 6 Newquay Road can be found at the end of the road on the left 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.

