



TY NANT
TRURO VEAN TERRACE
TRI IHA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MODERN DETACHED HOUSE WITH PARKING &
CATHEDRAL VIEWS

This five bedroom detached modern house is situated in the heart of Truro, just a stone's throw from the city centre and enjoying wonderful views of the Cathedral. Immaculately presented throughout, with modern kitchen, shower rooms and bathrooms, creating a wonderful family home.

The dwelling spans across three floors, whilst the lower ground floor could be converted into a separate annexe. The accommodation includes; sitting room, kitchen/dining room, five bedrooms (two en-suites), study and utility room. There is off road parking for numerous vehicles and a generous south facing rear garden.

Viewing is essential.

EPC - C. Freehold. Council Tax - F.

GUIDE PRICE £750,000

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THE PROPERTY

Ty Nant is a wonderful detached property situated in the heart of Truro, with fantastic views of the Cathedral and within just a short walk from the city centre. The property has been magnificently modernised during the current ownership, with brand new kitchen and multiple bathroom suites, the incorporation of the lower ground level into the main house and general decoration throughout including new carpets. Beautifully presented, in all, the accommodation comprises; entrance porch, hallway, sitting room, balcony and kitchen/dining room to the entrance floor, steps up to three bedrooms (en-suite) and a family bathroom, with further steps up to a master bedroom with an en-suite bathroom and dressing area. The property also has a spiral staircase dropping to the lower ground level where there is a study, utility/shower room and bedroom with separate external access. This is a versatile space that used to be an annexe and could easily be reverted. There are two storage spaces with access down both sides of the property to the rear garden that is laid to lawn with multiple mature shrubs and plants with a stream running along the bottom boundary.

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 FLOOR

ENTRANCE HALLWAY

Providing access to;

SITTING ROOM

5.20m x 3.90m (17'0" x 12'9")

Dual aspect room with window to side and sliding door onto balcony. Fireplace. Radiator.

BALCONY

With access from both the sitting room and dining room with glass balustrade and enjoying a wonderful view of the Cathedral.

UTILITY ROOM

Currently used for additional fridge and freezer space however with plumbing easily reconnected to utilise as a utility room. Housing gas central heating boiler. Door to side access.

KITCHEN

5.20m x 3.50m (17'0" x 11'5")

A high specification kitchen suite with feature central island with worktops over and tiled splashbacks. Integrated appliances including hob with extractor fan over, fridge, twin ovens, microwave, coffee machine and dishwasher. Inset sink with window to side aspect. Opening into;



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DINING ROOM

4.10m x 3.40m (13'5" x 11'1")

Ample space for dining table with window to rear and door to balcony. Radiator. Spiral staircase leading to the lower ground floor;

UPPER GROUND FLOOR

BEDROOM

4.40m x 2.90m (14'5" x 9'6")

Window to front and fitted wardrobes. Radiator.

BEDROOM

4.80m x 2.10m (15'8" x 6'10")

Window to front and fitted wardrobes. Radiator.

BEDROOM

3.90m x 2.32m (12'9" x 7'7")

Window to front and fitted wardrobes. Radiator. Door into;

EN-SUITE

1.50m x 1.50m (4'11" x 4'11")

Fully tiled shower room with obscured window to side. Comprising

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shower cubicle, hand wash basin and wall mounted w.c. Heated towel rail and extractor fan.

BATHROOM

2.59m x 2.24m (8'5" x 7'4")

A unique bathroom spread across two levels that has been fully tiled and comprises; walk in shower cubicle, wall mounted hand wash basin and w.c. Steps leading up to the bath with obscured window to side. Heated towel rail and extractor fan.

FIRST FLOOR

BEDROOM

4.80m x 4.30m (15'8" x 14'1")

EN-SUITE

3.70m x 2.60m (12'1" x 8'6")

Spacious en-suite bathroom that has been fully tiled with underfloor heating comprising large walk in shower, twin hand wash basins, bath with mixer taps and low level w.c. Heated towel rail and extractor fan.

DRESSING AREA

3.80m x 2.20m (12'5" x 7'2")

Fitted with a range of wardrobes as well as a fitted dressing table with further fitted drawers. Velux window to front. Radiator.

LOWER GROUND FLOOR

STUDY

2.50m x 2.50m (8'2" x 8'2")

Window to rear. Radiator. Doors into;

SHOWER ROOM/UTILITY

3.50m x 1.40m (11'5" x 4'7")

A fantastic shower room comprising corner shower cubicle and hand wash basin and low level w.c. Space and plumbing for washing machine and tumble dryer.

BEDROOM

4.00m x 3.90m (13'1" x 12'9")

Large window to rear overlooking garden. Door providing independent access. Radiator.

OUTSIDE

To the front to the property there is off road parking for up to four vehicles, with access steps to the side leading to the front door. Following the side path to the rear garden there is a further door accessing the lower ground floor bedroom. The rear garden is south facing, as well as being enclosed and is therefore perfect for children and pets. There is a patio to enjoy the sunny aspect, with a gravelled area and onto a generous lawn with multiple mature shrubs and plants.



There is also a further patio with a timber storage shed located at the bottom of the garden.

SERVICES

Mains water, electric, gas and drainage.

N.B

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

COUNCIL TAX

F.

TENURE

Freehold.

DIRECTIONS

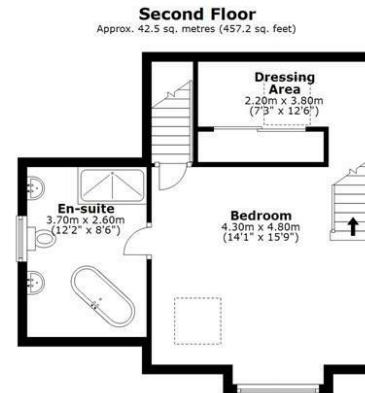
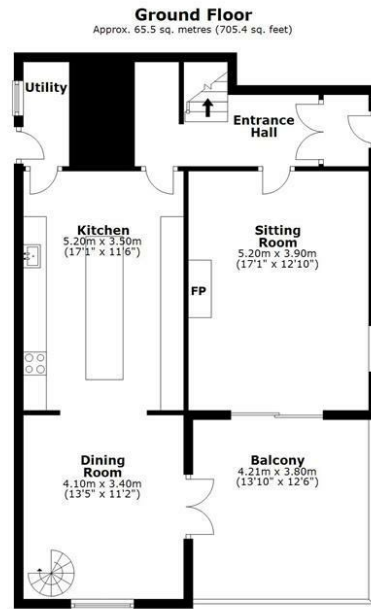
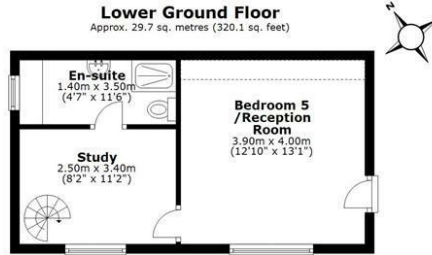
From Trafalgar roundabout take the exit alongside Halfords and continue along St Austell Road for approximately 300 yards until you reach the wine merchants on the left hand side. Here take the right hand turning opposite into Campfield Hill. Take the first left hand turning into Truro Vean Terrace and the house is located towards the end of the lane on the left hand side.

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

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Total area: approx. 183.3 sq. metres (1972.5 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 Planspace.

Ty Nant, Truro Veau Terrace, Truro

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not energy efficient - higher running costs			
England & Wales		73	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	13-20		
G	1-12		
Not environmentally friendly - higher CO ₂ emissions			
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