

THE PROPERTY

47 Park View is a four bedroom detached dormer bungalow situated in a highly popular location within Truro. The property enjoys an elevated position with views of the Cathedral spires and city of Truro from the first floor. In need of modernisation, the property offers generous rooms throughout, and in all, the accommodation comprises; entrance porch, entrance hall, kitchen, utility room, cloakroom, sitting/dining room, conservatory, three bedrooms, bathroom and a separate w.c. to the ground floor with a bedroom and a bathroom to the first floor. There is driveway parking for numerous vehicles, a single garage and front and rear gardens. There is gated side access leading to the rear garden that is laid to a combination of patio and raised lawn with a storage shed, greenhouse and summer house at the rear. Being sold with no chain, viewing is highly recommended.

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):

GROUND FLOOR

ENTRANCE PORCH

Door into;

ENTRANCE HALLWAY

KITCHEN

11'6" x 9'1" (3.52m x 2.78m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with

window to side aspect. Integrated electric cooker with four ring gas hob and extractor fan over. Fitted pantry cupboard and door into utility space. Breakfast bar.

UTILITY

Door into side path, rear of garage and;

CLOAKROOM

Obscured window to side aspect and low level w.c.

SITTING/DINING ROOM

24'0" x 12'6" (7.32m x 3.83m)

Large window to rear overlooking back garden. Feature fireplace. Radiator. Stairs rising to first floor and door into;

CONSERVATORY

9'11" x 6'2" (3.03m x 1.90m)

Sliding door to rear garden.

CUPBOARD

Useful storage cupboard.

W.C.

Obscured window to front aspect. Low level w.c.

BATHROOM

9'0" x 5'8" (2.76m x 1.73m)

Comprising bath, vanity hand wash basin and shower cubicle. Obscured window to front aspect and radiator.

BEDROOM ONE

12'6" x 11'5" (3.83m x 3.50m)

Window to rear. Radiator.

BEDROOM THREE

12'6" x 8'10" (3.83m x 2.70m)

Window to rear. Radiator.



BEDROOM FOUR

9'1" x 8'4" (2.78m x 2.55m)

Window to rear. Radiator.

FIRST FLOOR

Landing space with plenty of storage facilities.

BEDROOM TWO

22'4" x 15'1" (6.83m x 4.60m)

Dual aspect loft conversion with two windows to front enjoying views of the Cathedral and city of Truro; as well as a window to rear overlooking back garden. Radiator. Door into attic storage space and into;

BATHROOM

9'0" x 6'3" (2.76m x 1.92m)

Comprising bath, pedestal hand wash basin and low level W.C. Obscured window to rear.

LOFT STORAGE

Housing the gas boiler and hot water cylinder. Plenty of storage.

GARAGE

Integral garage with metal up and over door and pedestrian door from utility room. Window to side aspect.

OUTSIDE

The property occupies a substantial plot with driveway providing off road parking for numerous vehicles to the front. There is a lawn to the front with pathway to the side of the property leading to the rear garden. The back garden is laid to a combination of patio, with steps up to a raised lawn with multiple mature shrubs and trees. There is a useful storage shed, greenhouse and summer house all enjoying the sunny aspect.

SERVICES

Mains water, electric, drainage and gas.



N.B

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

COUNCIL TAX

D.

TENURE

Freehold.

DIRECTIONS

Proceeding out of the city centre via Lemon Street, continue into Falmouth Road and then opposite the Truro High School for Girls turn left into Park View. Follow the road at the first right hand bend and proceed up the hill and again, bear right around the corner. No.47 can be found after a short distance towards to end of the cul-de-sac 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

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.

