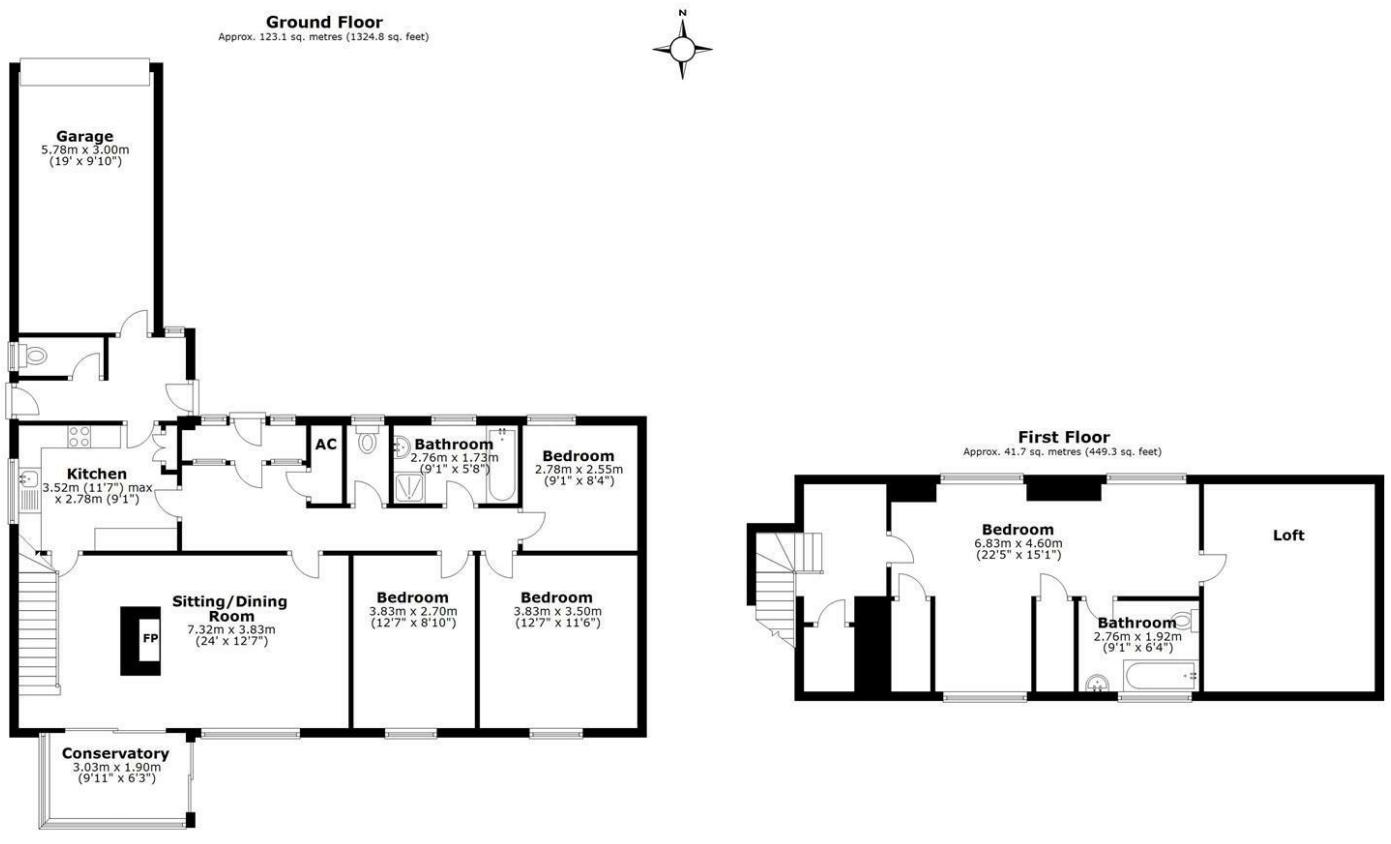


PARK VIEW, TRURO

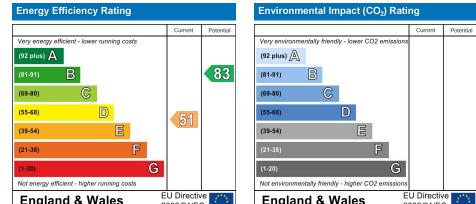


47 Park View, Truro

KEY FEATURES

- Detached Dormer Bungalow
- Four Bedrooms
- Bathroom & Shower Room
- Kitchen
- Sitting/Dining Room
- Conservatory
- Front & Rear Gardens
- Driveway Parking & Garage
- Utility & Cloakroom
- No Chain

ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



47 PARK VIEW, TRURO, TR1 2BW

DETACHED DORMER BUNGALOW SOLD WITH NO CHAIN

This four bedroom detached dormer bungalow is situated in a highly desirable location on the outskirts of Truro; yet is within walking distance of the city centre and the amenities on offer. In the same ownership for over twenty years, the property has been a much loved home however is now in need of modernisation. In all, the accommodation includes, four bedrooms, two bathrooms, two w.c.'s, sitting/dining room, conservatory, kitchen. There is driveway parking, front and rear gardens and a single garage. Sold with no chain, a viewing is strongly advised.

EPC - E. Freehold. Council Tax - D.

GUIDE PRICE £450,000

www.philip-martin.co.uk

Roseland 01326 270008

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.