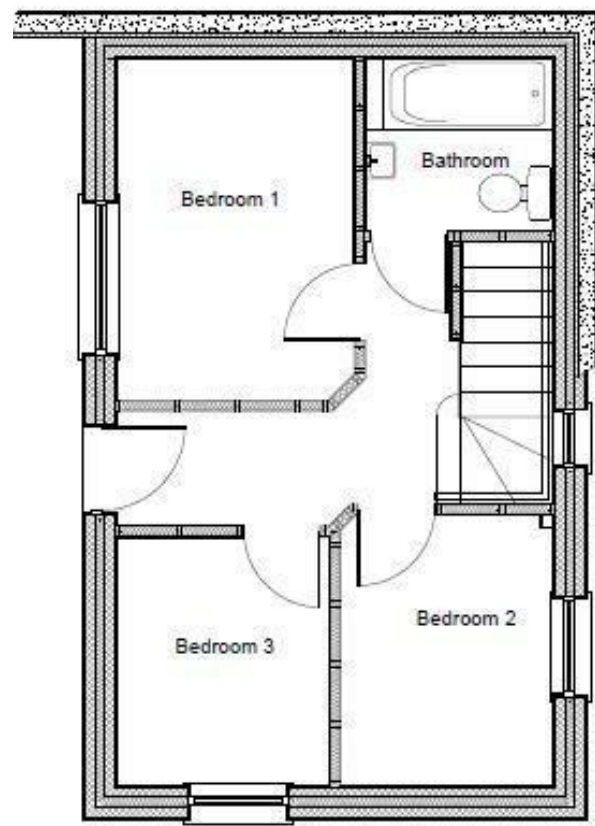


TRURO CITY



Ground Floor



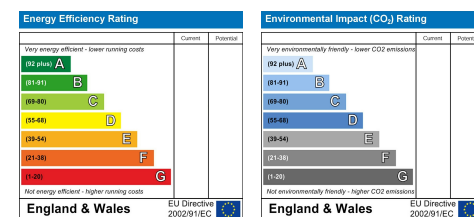
First Floor



KEY FEATURES

- Brand New House
- Open Plan Living Space
- Bathroom
- Enclosed Garden
- Double Glazing
- Three Bedrooms
- Quality Kitchen
- Cloakroom
- Parking For Two Cars
- Gas Central Heating

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



NEW HOUSE, 2 PENDEEN ROAD, TRURO, TR1 1QP  
BRAND NEW DETACHED HOUSE

Located in a very convenient location just off Malpas Road between the city and Boscawen Park. Currently under construction, completion to due end of 2021. Three Bedrooms, open plan kitchen, dining and sitting room, cloakroom and bathroom. Enclosed garden and parking for two cars. Gas central heating. Double glazing.

GUIDE PRICE £250,000

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244 01326 270008

sales@philip-martin.co.uk stmawes@philip-martin.co.uk

### GENERAL COMMENTS

A brand new detached house that is currently being built to a very high standard and completion to be confirmed. The accommodation is on the reverse level principle to take full advantage of the sloping site and the first floor is approached from the rear and opens straight into the living space, as such at ground floor level. The lower ground floor comprises three bedrooms and bathroom. The open plan kitchen, dining and living room is designed for modern day living and there is also a cloakroom on this level. The house is conventionally built with cavity concrete block walls which will have rendered elevations and large windows in the living room afford plenty of natural light. The location is particularly pleasant as it is close to the river with a level walk into Truro city centre. The house is highly insulated with a modern central heating boiler and along with modern double glazing with underfloor heating the running costs will be extremely low. A tarmac driveway provides parking for two cars.

### LOCATION

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, newly opened Waitrose and Cornish food hall, historic cathedral and lots of charming restaurants and cafes. The Hall For Cornwall is due to reopen in the spring after a major refurbishment.

### SPECIFICATIONS

This is a list of the specifications that the developer is working too. If a purchaser gets involved at an early stage it may be possible to make changes by agreement.

Finishes Externally  
 Roof - Concrete tiles  
 Walls - White sand and cement render finish  
 Windows - White UPVC  
 Balcony - Black metal Juliette balcony to first floor patio doors

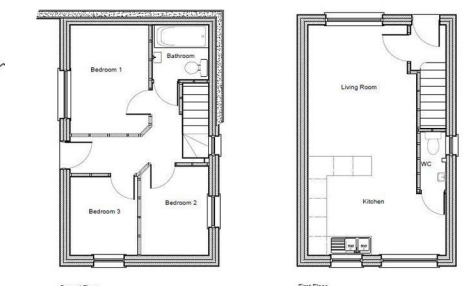
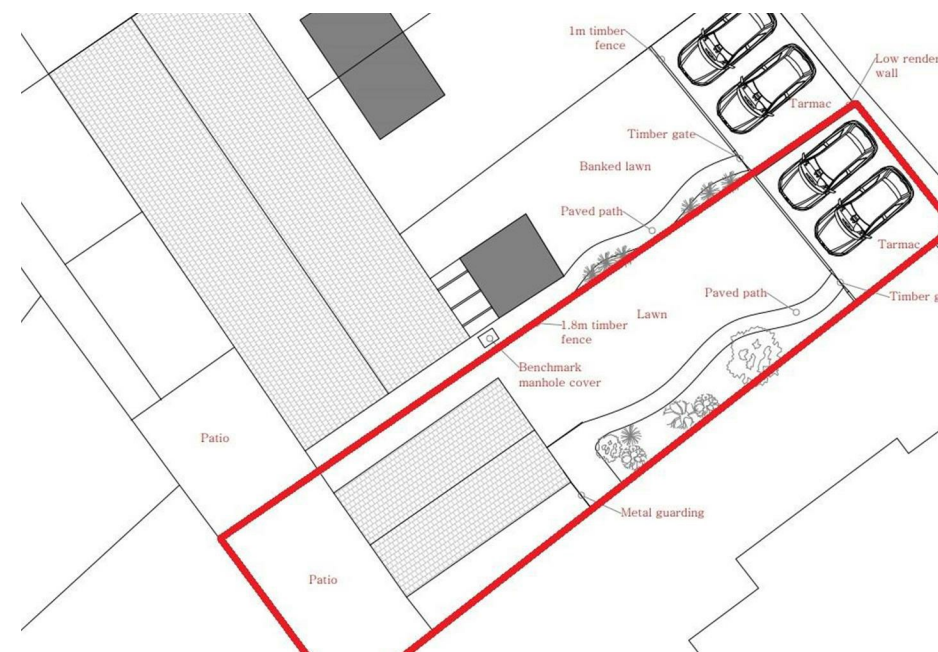
Landscaping & hardstanding's - As per drawings

Finishes Internally  
 Ceilings - White painted plastered ceilings  
 Walls - White painted plastered walls  
 Flooring - Laminate flooring to living room and kitchen areas. Carpets to bedrooms. Tiles to bathrooms  
 Joinery - timber doors and skirting's

Fixtures & Fittings  
 Lighting - Spot lighting throughout property (pendants upon request)  
 Heating - Underfloor heating throughout property  
 Smoke and heat detectors - as required to achieve Building Regulations  
 Power sockets and light switches - as per proposed plan

Kitchen  
 High quality white gloss kitchen wall and base units  
 High quality timber effect worktops  
 Stainless steel or ceramic sink / drainer unit with stainless steel mixer tap  
 Integrated stainless steel cooker, hob and overhead extract fan  
 Full height integrated fridge / freezer  
 Splashback tiles above worktops  
 Stainless steel or brushed chrome handles

Bathroom  
 Bath (shower tray available upon request)



Feature stainless steel rain shower  
 Glazed shower screen  
 Sink with vanity unit and stainless steel waterfall tap  
 Closed couple WC with eco friendly dual push button  
 Stainless heated steel towel rail  
 Wall tiling to head and side of bath  
 Splashback tile / tiles above sink  
 Floor tiling  
 Note: additional walls can be tiled upon request. Feature mirrors can be provided upon request

### PC SUMS

The following PC sums have been used in our assumptions. Note PC (prime cost) sums represent the supply cost of the materials (but exclude fitting). It is designed to set the standard of finish we have assumed although the purchaser may upgrade the specification by contributing an extra over cost if they wish:

- Kitchen - £3,500 PC Sum (inc appliances)
- Bathroom suite - £750 PC Sum (inc fittings)
- WC suite - £500 PC Sum (inc fittings)
- Wall and floor tiles - £15m2
- Carpet & laminate flooring - £15m2

Requests for alternative specifications would have to be made in writing in good time, otherwise the developer reserves the right to continue with the original specification to avoid delays.

### Notes

The specification is down to the developer's discretion if not stipulated. The developer reserves the right to make amendments to comply with planning and building regulations if required

### SERVICES

Mains water, electricity and drainage are connected.  
 Mains gas central heating.

### 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

Proceeding from Tregolls roundabout heading to Malpas along Malpas Road, turn left at the mini roundabout just before Boscawen Park into Pendeen road. Take the second right into Polruan Road and the new house can be identified on the right hand side of the road.

### 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.

