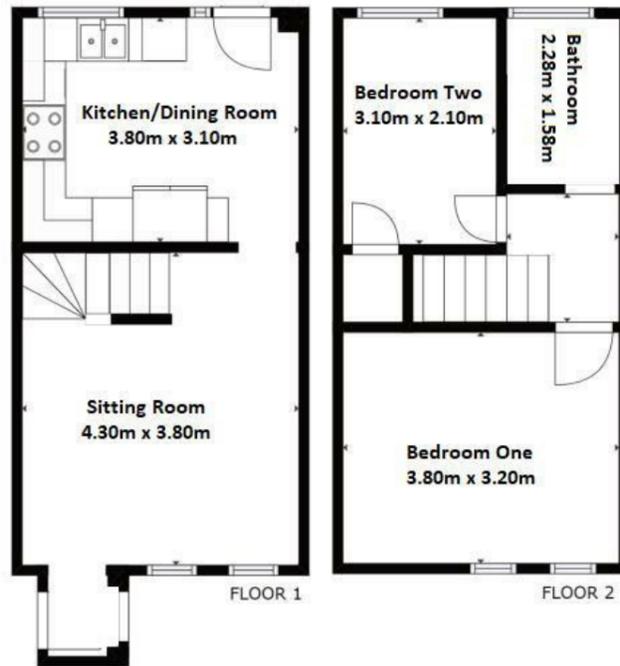


KILLIGREW GARDENS, ST. ERME



GROUND FLOOR FIRST FLOOR

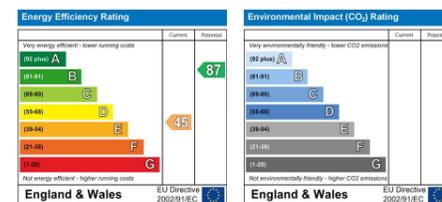
NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



KEY FEATURES

- End Terrace
- Two Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Front & Rear Gardens
- Garage
- Off Road Parking
- Village Location
- No Chain

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



63 KILLIGREW GARDENS, ST. ERME, TRURO, TR4 9BT
END TERRACE HOUSE SOLD WITH NO CHAIN

This two bedroom end of terrace property is situated in the convenient village of St Erme; located close to Truro and the A30 to reach wider Cornwall. In all, the accommodation comprises; entrance porch, sitting room, kitchen/ dining room, two bedrooms and a bathroom to the first floor. There is off road parking, front and rear gardens and a single garage. The property is ideal for first time buyers or an investment opportunity. Sold with no onward chain, viewing is essential. EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £199,950

CONTACT US

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THE PROPERTY

63 Killigrew Gardens is a two bedroom end of terrace property situated in the convenient village of St Erme, only four miles from the city of Truro. Internally the property presents good sized accommodation throughout; whilst externally there are front and rear gardens, which are laid to lawn and patio respectively. The property has been upgraded with UPVC double glazing throughout, a new oil fired boiler and oil tank. The accommodation includes; entrance porch, sitting room and kitchen/ dining room to the ground floor, with two bedrooms and a bathroom to the first floor. There is a garage located nearby as well as off road parking to the rear. This property is perfect for those looking for a first time purchase or a buy to let investment; and being sold with no chain, viewing is essential.

ST ERME

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station 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. The A30 is close by for quick commuting through and out of the county.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR



KITCHEN/DINING ROOM

12'5" x 10'2" (3.80m x 3.10m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit with integrated electric oven and hob with extractor fan over. Space for dining table and fridge/freezer as well as plumbing for washing machine. Oil fired boiler. Window and door to rear.

SITTING ROOM

14'1" x 12'5" (4.30m x 3.80m)
Two windows to front aspect. Radiator. Stairs leading to first floor.

FRONT PORCH

FIRST FLOOR

BEDROOM ONE

12'5" x 10'5" (3.80m x 3.20m)
Two windows to front aspect. Radiator.

BEDROOM TWO

10'2" x 6'10" (3.10m x 2.10m)
Window to front. Radiator and over stairs storage cupboard.

BATHROOM

7'5" x 5'2" (2.28m x 1.58m)
Comprising bath with shower over, pedestal hand wash basin and low level W.C. Obscured window to rear, heated towel rail and extractor fan.



OUTSIDE

The property benefits from front and rear gardens, with the front being laid to lawn and the rear laid to patio. There is a side access gate with timber fencing to the rear and therefore the garden is fully enclosed. There is a rear pedestrian gate opening to the off road parking area. There is also a garage situated in the nearby garage block.

GARAGE

16'8" x 8'0" (5.10m x 2.45m)
Metal up and over door. Electric connected.

SERVICES

Mains water, electric and drainage. Oil fired central heating.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

Proceeding from Truro on the A39 in a north direction heading to Carland Cross roundabout on the A30. Take the right hand turning signposted to St. Erme and take the next right hand turning continuing to St. Erme. Bear left and the property can be found on the right 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.