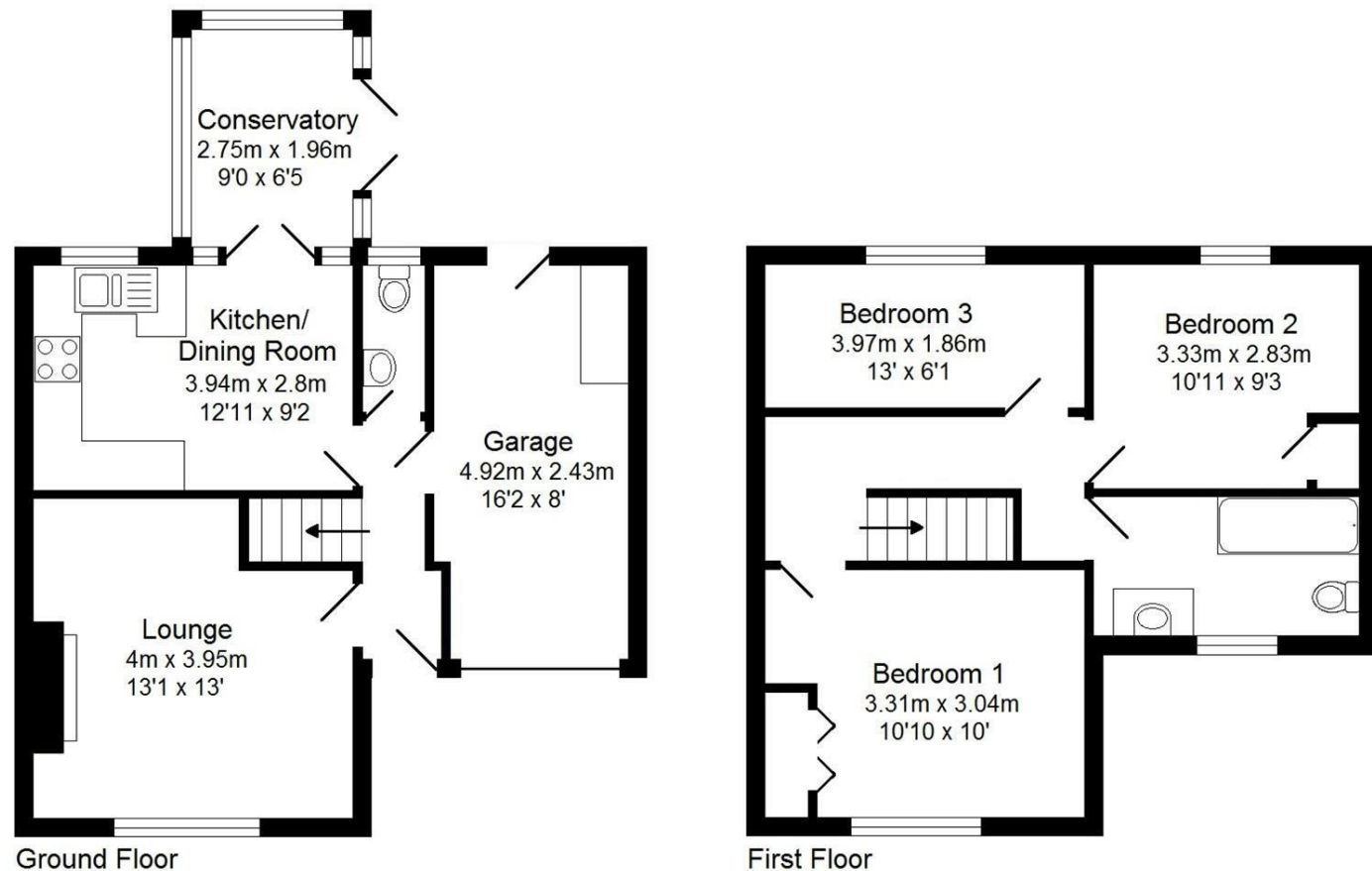


PARK VIEW, TRURO



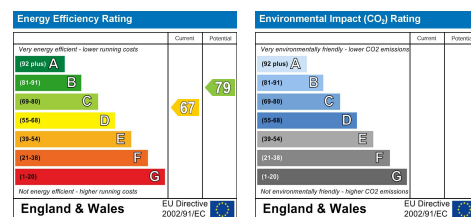
Not to scale. For identification purposes only.



KEY FEATURES

- THREE BEDROOMS
- QUIET CUL DE SAC
- CLOSE TO AMENITIES
- CITY CENTRE LOCATION
- GARAGE
- OFF ROAD PARKING
- ENCLOSED REAR PATIO
- CATHEDRAL VIEWS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



19A PARK VIEW, TRURO, CORNWALL, TR1 2BN

THREE BEDROOM SEMI-DETACHED PROPERTY IN CITY CENTRE LOCATION

19a Park View is situated in a popular residential area close to amenities and all Truro has to offer. A well proportioned property with both off-road parking and a garage. In all the accommodation comprises:- entrance hall, sitting room, cloakroom, kitchen/dining room, conservatory, garage with utility space to the ground floor. Three bedrooms and bathroom to the first floor. There is an enclosed rear patio area.

EPC-D

GUIDE PRICE £325,000

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 REMARKS

Situated in a quiet location however close to amenities and the centre of the city, 19a Park View is perfect for those working at the hospital or with children in the surrounding schools. There are pleasant views over the city and of the Cathedral. The property itself was built in the late 1990's and has a more recent conservatory extension. The house could be extended further subject to necessary planning consents into the loft space which is currently boarded and used for storage. The bedrooms are all of good size with lots of built in storage space. The paved rear patio is fully enclosed so perfect for small children and pets. There is off road parking and a garage.

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.

GROUND FLOOR

SITTING ROOM

13'1" x 12'11" (4m x 3.95m)

A lovely room centralising around a gas fire with mantelpiece over. Shelving in the alcoves, laminate wood effect flooring, UPVc double glazing and radiator.

KITCHEN/DINING ROOM

12'11" x 9'2" (3.94m x 2.8m)

A bright kitchen with a range of base and eye level units and worktops over. Tiled splashbacks and flooring, space and plumbing for dishwasher/washing machine and

fridge/freezer. Electric Miele cooker and hob (pipework to reinstate a gas hob) with stainless steel air recirculating hood over. Open plan in to :-

CONSERVATORY

9'0" x 6'5" (2.75m x 1.96m)

A newer extension to the property built in 2000, a warm room with central ceiling light, UPVc double glazing, obscure windows to roof, and french doors to the patio area. Perfect for an extended dining or seating area.

CLOAKROOM

W.C. and pedestal hand wash basin with tiled splashback. Obscured window to the rear, wood effect laminate flooring and dado railing.

GARAGE WITH UTILITY

16'1" x 7'11" (4.92m x 2.43m)

A great space for a small car and utility area to the rear. Up and over door, metal shelving to remain, base and eye level units with plumbing for a washing machine. Door to the rear patio area. Combi boiler which was upgraded in 2015.

FIRST FLOOR

BEDROOM ONE

10'10" x 9'11" (3.31m x 3.04m)

A large room with window to the side allowing ample light; radiator, ceiling light and spacious fitted wardrobes. Hatch to the boarded loft space.

BEDROOM TWO

10'11" x 9'3" (3.33m x 2.83m)

A double room with built in wardrobe space, wood effect



laminate flooring. Radiator and window to the side with views to the Cathedral.

BEDROOM THREE

13'0" x 6'1" (3.97m x 1.86m)

A long room with large window. Perfect as a single bedroom or office space. Wood effect laminate flooring and radiator.

BATHROOM

A white suite consisting:- bath with shower over and glass screen, W.C., pedestal hand wash basin with mirror above and wall mounted cupboard. Tiled throughout, window and radiator with towel rail over, extractor fan.

OUTSIDE

A well kept area which is easily maintained. Fully enclosed with fencing surround, a small gated side access, outdoor tap and paving. The property benefits off road parking for at least one car. 19A Park Views owns the full driveway with other home owners having right of vehicular and pedestrian access over.

SERVICES

Mains electric, drainage, water and gas are connected. Council Tax Band -C

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.

