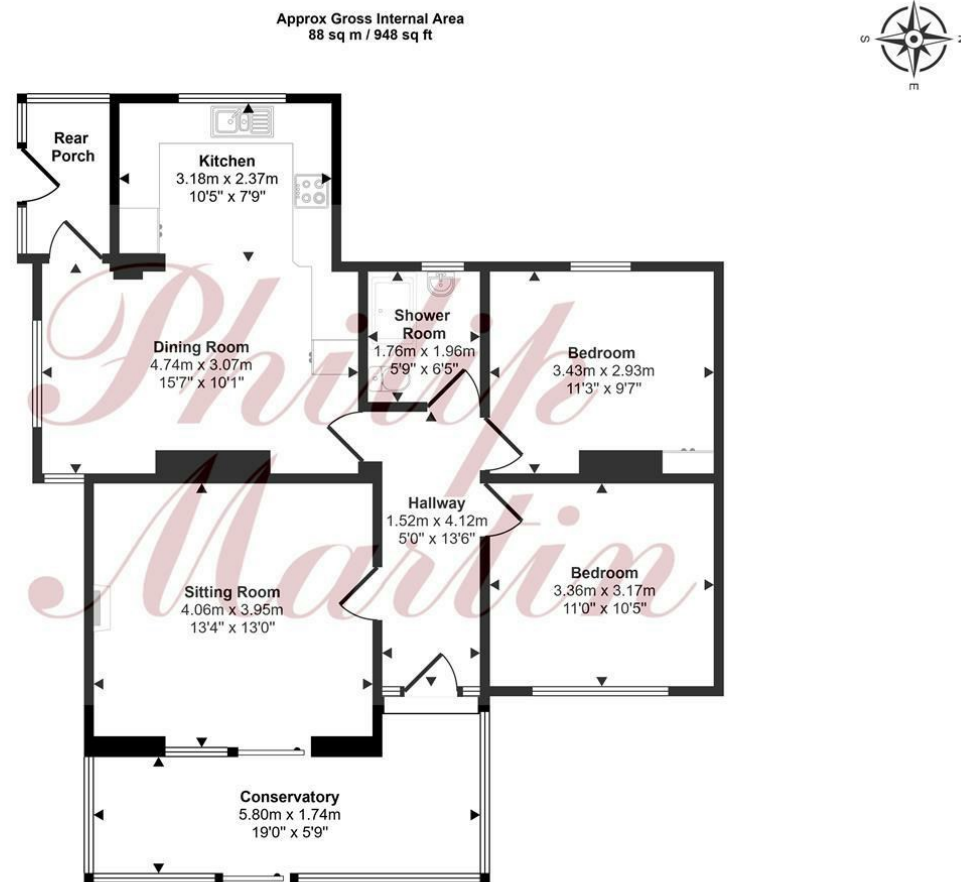


## PENWETHERS LANE, TRURO



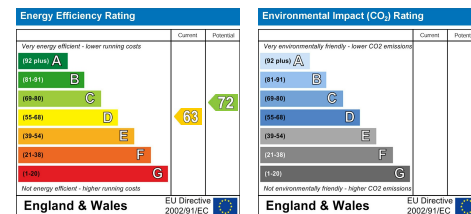
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### KEY FEATURES

- DETACHED BUNGALOW
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- SHOWER ROOM
- FRONT & REAR GARDENS
- DRIVEWAY PARKING
- POPULAR 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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### 36 PENWETHERS LANE, TRURO, TR1 3PW

#### DETACHED TWO BEDROOM BUNGALOW SOLD WITH NO CHAIN

This two bedroom detached bungalow is situated in a popular location within Truro. The property has been extended and enjoys spacious rooms throughout. Well presented, the accommodation includes; conservatory, entrance hallway, sitting room, two double bedrooms, shower room, kitchen/dining room and a rear porch. There is a driveway providing off road parking for numerous vehicles, with gardens to both the front and rear. Sold with no chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £350,000



## THE PROPERTY

36 Penwethers Lane is a two bedroom detached bungalow situated in a popular location within Truro. The property is located in a non estate location and occupies a substantial plot with front and rear gardens. The dwelling is conveniently located within a short distance of the City Centre, Treliske Hospital, local schools and amenities on offer. Extended to the rear an open plan space provides the perfect social area with the addition of the conservatory to the front that overlooks the garden. The accommodation includes; conservatory, hallway, sitting room, two bedrooms, shower room, utility and a kitchen/dining room. There is a driveway providing off road parking for numerous vehicles, with gardens to both the front and rear that enjoy the sunny aspect. There are also two timber storage sheds.

Sold with no chain, viewing is highly recommended to appreciate this fantastic bungalow.

## 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):

## CONSERVATORY

19'0" x 5'8" (5.80m x 1.74m)

An entrance hall/ additional living space overlooking the front garden. Radiator. Door into;

## HALLWAY

Providing access into;

## SITTING ROOM

13'3" x 12'11" (4.06m x 3.95m)

Sliding doors into conservatory and door from hallway. Radiator.

## BEDROOM

11'0" x 10'4" (3.36m x 3.17m)

Window to front. Radiator.

## BEDROOM

11'3" x 9'7" (3.43m x 2.93m)

Window to rear. Radiator.

## SHOWER ROOM

6'5" x 5'9" (1.96m x 1.76m)

Comprising shower cubicle, hand wash basin and low level w.c. Obscured window to rear, towel rail and extractor fan.

## DINING ROOM

15'6" x 10'0" (4.74m x 3.07m)

Triple aspect room with window to front, side and rear. Ample space for dining table. Radiator. Wall mounted gas boiler.

## KITCHEN

10'5" x 7'9" (3.18m x 2.37m)

Comprising a range of base and eye level units with worktops over. Inset stainless steel sink and drainer with space and plumbing for washing machine and tumble dryer. Breakfast bar. Integrated fridge/freezer, electric oven with four ring gas hob and extractor fan over.



## REAR PORCH

Useful storage space that could be converted into separate utility room. Providing access to rear garden.

## OUTSIDE

There is a driveway leading up to the front of the property that provides off road parking for numerous vehicles. There are gardens to both the front and rear of the bungalow that enjoy the sunny aspect throughout the day whilst also providing plenty of privacy. The front garden is well sheltered and laid to lawn with side access leading to the rear garden which is laid to patio and gravel for ease of maintenance and there are also two useful sheds.

## 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

C.

## TENURE

Freehold.

## DIRECTIONS

Proceed out of Truro heading towards Treliske Hospital passing the County Arms on your left hand side. Take the next left hand turning into Penwethers Lane and the property will be easily located on the right hand side where a Philip Martin for sale board has been erected.

