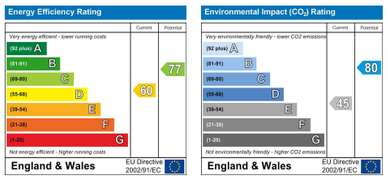
3 TREWIDDEN COURT, TRURO

APPROX GROSS INTERNAL FLOOR AREA:
58 SQ METRES/623 SQ FT

Key Features

- 2 Bedrooms
- Kitchen
- Allocated Parking Space
- Communal Gardens
- First Time Buyer / Buy To Let
- Lounge/Dining Room
- Bathroom
- Single Garage
- No Onward Chain
- City Location

Energy performance rating



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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.

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TRURO

3 TREWIDDEN COURT, TRURO, TR1 1LP

GROUND FLOOR APARTMENT WITH PARKING AND GARAGE

An ideal first time buy or buy to let investment with extensive letting history.
Located in a quiet position on the eastern side of the city and enjoying open views.
Sold with no chain - viewing essential. EPC - D.

Guide Price £170,000

THE PROPERTY

A light and spacious ground floor apartment being one of a small complex of purpose built apartments that were built in the 1980's. The location is very quiet and the apartment is tucked away in established residential position easily accessible from Tregolls Road and within walking distance of the city centre. The apartment is being sold with vacant possession and no onward chain and will be of interest to purchasers looking for a first time home, retirement and ideal for investors (having been let out successfully for many years). The apartment benefits from a modern fitted kitchen, an allocated parking space and a single garage with electricity connected which is a bonus for city living. There are open views from the front. The accommodation is double glazed throughout and includes two double bedrooms, spacious sitting room, bathroom and a kitchen. Heating is provided by economy seven night storage heaters but mains gas is connected to the apartment for those wishing to install gas central heating. There is use of communal gardens at the rear of the apartment. An internal viewing is essential.

LOCATION

Trewidden Court comprises several two storey buildings all with allocated parking and garages. No. 3 is located at the start of the development on the right hand side.

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):

ENTRANCE HALL

Laminate wood effect flooring, deep shelved airing cupboard with factory lagged hot water cylinder, night storage heater.

SITTING ROOM

15'10" x 11'11" (4.83m x 3.63m)
Window to front enjoying an open aspect, two night storage heaters, television and Wifi point. Door to:-

KITCHEN

10'8" x 8'4" (3.25m x 2.54m)
A modern fitted kitchen with cream base and eye level units, granite effect worktops with matching splashback, incorporating stainless steel sink with single drainer. Lamona oven with 4 ring electric hob, stainless steel splashback and extractor fan over. Space and plumbing for washing machine. Window to front enjoying similar views.

BEDROOM 1

11'5" x 10'1" (3.48m x 3.07m)
Window overlooking the rear communal gardens. Sliding built-in double wardrobes, telephone point and night storage heater.

BEDROOM 2

10'6" x 9' (3.20m x 2.74m)
Window overlooking the rear. Built in double wardrobe & night storage heater.

OUTSIDE

A pathway leads to the front entrance door with under cover porch area and useful storage cupboard. Pathway continues to the rear where there is a communal lawned gardens with washing line. Opposite the entrance is the allocated parking space and:-

SINGLE GARAGE

16'5" x 8'4" (5.00m x 2.54m)
With metal up and over garage door in free-standing block. Electricity is connected.

SERVICES

Mains water, electricity and drainage. Gas is connected to the property.

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

Proceed out of Truro in an easterly direction along Tregolls Road and at the first junction with traffic lights turn right into Chellew Road and first right into Trewidden Close. At the bottom of the road turn left which will lead into Trewidden Court. No. 3 is located on the right hand side where a Philip Martin board has been erected.

DATA PROTECTION

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