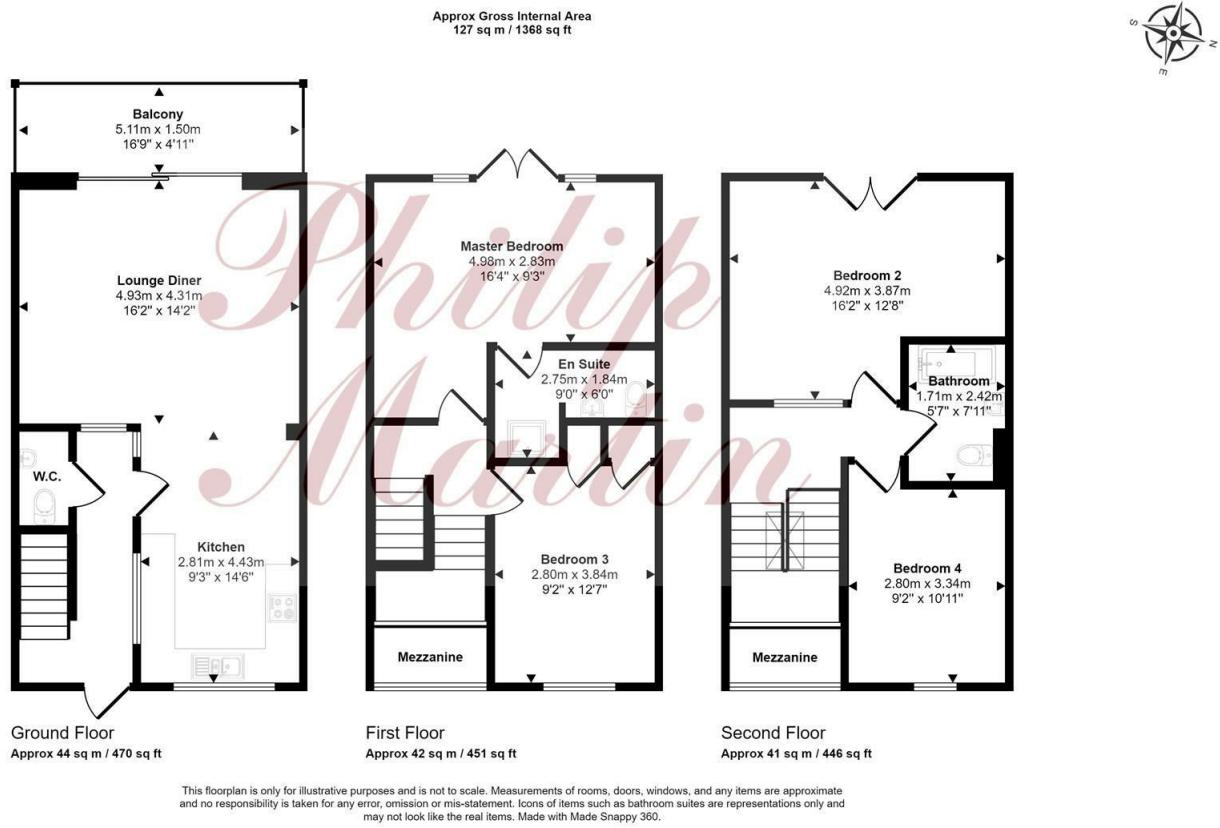


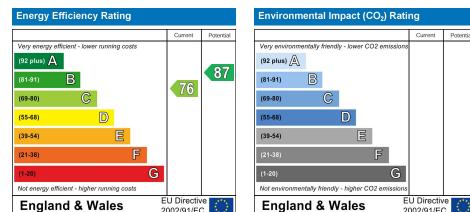
MALPAS ROAD, TRURO



KEY FEATURES

- SOUGHT AFTER LOCATION
- TERRACING AND BALCONIES
- FOUR BEDROOMS
- STUNNING RIVER VIEWS
- LEVEL WALK TO CITY CENTRE
- OFF ROAD PARKING

ENERGY PERFORMANCE RATING



CONTACT US

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5 PENDOWR WHARF, MALPAS ROAD, TRURO, TR1 1AX  
MODERN FOUR BEDROOM HOME IN SOUGHT AFTER LOCATION

A spacious four bedroom property with river views and within walking distance of the city centre. A picturesque walk away from the small village of Malpas.

Comprising entrance hallway, cloakroom, kitchen, open plan sitting and dining room with doors to a balcony. To the first floor, master ensuite and further bedroom. To the second floor, two further bedrooms and a family bathroom.

EPC- C Freehold Council tax- F

GUIDE PRICE £545,000

[www.philip-martin.co.uk](http://www.philip-martin.co.uk)

Roseland 01326 270008

## GENERAL COMMENTS

A light and spacious four bedroom house which is situated in a sought after riverside location with views across the river and within walking distance of the city centre.

The accommodation comprises; entrance hallway, cloakroom, kitchen, open plan sitting and dining room with doors to a balcony. To the first floor, master ensuite and further bedroom. To the second floor, two further bedrooms and a family bathroom.

The windows are double glazed and there is underground parking for two cars with key fob access (one space is included and a second is available via separate negotiation). Gas central heating throughout.

## 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

### ENTRANCE HALL

Floor to ceiling window allowing a bright and airy entrance. Stairs to first floor. Oak floor with underfloor heating. Door to:-

### CLOAKROOM

Tiled to half height. Low level W.C and floating sink. Underfloor heating.

### KITCHEN

9'2" x 14'6" (2.81m x 4.43m)

A range of base and eye level cupboards and drawers with wood worktops over. Built in electric oven with four ring gas hob and extractor over. Inset stainless steel sink and drainer with mixer tap. Worcester gas fired central heating boiler. Double glazed window to rear courtyard. Space for fridge/freezer. Opening into:-

### LOUNGE/DINING ROOM

16'2" x 14'1" (4.93m x 4.31m)

Full width doors to front with views over the Truro River opening on to a glass screened balcony, perfect for summer evenings. Oak floor with under floor heating. Spotlighting.

### FIRST FLOOR

#### MASTER BEDROOM

16'4" x 9'3" (4.98m x 2.83m)

Double glazed windows to front with river views opening on to a glass screened balcony. Carpeted flooring, radiator and ceiling mounted light. Door to:-

#### EN-SUITE

9'0" x 6'0" (2.75m x 1.84m)

Tiled to half height, with low level W.C., floating sink and shower unit. Heated towel rail and spotlights.

#### BEDROOM 3

9'2" x 12'7" (2.80m x 3.84m)

Double glazed window to the rear, radiator, carpeted flooring and ceiling mounted lights. Two built in cupboards.

### SECOND FLOOR



### BEDROOM 2

16'1" x 12'8" (4.92m x 3.87m)

Vaulted ceiling with two Velux roof lights. French doors to the front opening to a Juliet balcony with river views. Carpeted flooring, radiators and wall mounted lights.

### BATHROOM

5'7" x 7'11" (1.71m x 2.42m)

Tiled to half height, a white fitted suite including: low level W.C., floating sink and bath with shower over. Heated towel rail and spotlights.

### BEDROOM 4

9'2" x 10'11" (2.80m x 3.34m)

Window to the rear, carpeted flooring, radiator, air conditioning and ceiling mounted light.

### OUTSIDE

Underground parking for 2 cars. One space is included and a second space is available via separate negotiation.

### SERVICES

Mains water, drainage, gas and electricity.

### 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.

### LEASEHOLD

The management agent is Belmont Property Management. We have been advised the property is on a 999 year lease which commenced in 2006, with an accompanying share of freehold. Further details are available via the agent. The current service charge is £2,528.16 per annum.

### DIRECTIONS

Take the exit from Trafalgar Square heading towards Malpas. Proceed along this road without deviation where Pendowr Wharf can be found on the left hand side.

### COUNCIL TAX

Band F.

### 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.