

BRI MAR

5 SALISBURY ROAD

TRURO
TR1 2JT



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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DETACHED BUNGALOW WITH CATHEDRAL VIEWS
SOLD WITH NO CHAIN

This three bedroom detached bungalow is located in a very convenient location within a short distance of Truro city centre and has wonderful views of the Cathedral. The dwelling occupies a substantial plot with gardens to the front, side and rear with light and spacious accommodation throughout.

Well presented, in all, the accommodation includes; entrance porch, hallway, sitting room, kitchen, dining room, shower room, three bedrooms and a w.c. There is off road parking, a single garage, two greenhouses, utility building, summerhouse and timber storage shed.

Sold with no chain, internal viewing is highly recommended.

EPC - D. Freehold. Council Tax - D.

GUIDE PRICE £410,000

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PHILIP MARTIN

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THE PROPERTY

Bri Mar is a three bedroom detached bungalow that occupies a large mature plot within Salisbury Road. The location is fantastic and whilst very close to the centre of Truro which is within a short walk, it is extremely quiet and there are fantastic views of the cathedral to the front. The property has been within the same family ownership for many years and is clear to see it has been a well cared for and loved property. In all the accommodation includes three bedrooms, sitting room, kitchen, dining room, shower room and a separate w.c. There is also potential to convert the loft into additional accommodation if required as have several neighbours in the road. The garden is substantial with a lawn to the front, and patio to the side where there is a summer house and an outbuilding that was occupied as a utility room. To the rear there are two greenhouses, potting shed, lawn and vegetable plots. There is also a garage and off road parking.

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):

ENTRANCE PORCH

ENTRANCE HALLWAY

Doors into;

SITTING ROOM

4.15m x 3.89m (13'7" x 12'9")

Bay window to front aspect with radiator. Feature gas fireplace.



KITCHEN

3.30m x 2.74m (10'9" x 8'11")

Comprising a range of base and eye level units with worktops over. Windows and door to side aspect. Space for free standing cooker with extractor fan over. Cupboard housing hot water cylinder.

DINING ROOM

4.29m x 3.23m (14'0" x 10'7")

Dual aspect with bay window to the rear enjoying fabulous views of the Cathedral and window to side. Radiator.

SHOWER ROOM

2.29m x 1.25m (7'6" x 4'1")

Comprising corner shower cubicle and vanity hand wash



basin. Heated towel rail, extractor fan and obscured window to side.

BEDROOM

4.06m x 3.96m (13'3" x 12'11")

Window to front with fitted wardrobes. Radiator.

BEDROOM

3.43m x 2.67m (11'3" x 8'9")

Window to rear with fitted wardrobes and cupboards. Radiator.

BEDROOM

3.52m x 2.08m (11'6" x 6'9")

Window to rear with fitted wardrobes. Radiator.

W.C.

Comprising low level w.c. Obscured window to side aspect.

OUTSIDE

At the front is a pathway that leads to the front door of the dwelling. with an enclosed garden laid to lawn with mature shrubs. There is a gate leading to the side garden whereby there is a patio outdoor seating area, a summerhouse, an outbuilding with gardeners w.c and plumbing for utilities, two greenhouses and a timber storage shed. The rear garden has a meandering pathway leading to the pedestrian side door of the garage and an off road parking space. The rear garden is laid to lawn, with mature fruit trees and shrubs, with flowerbeds and raised planters.

GARAGE

5.84m x 3.63m (19'1" x 11'10")

Electric roller door. Light and power connected.

SUMMERHOUSE

2.97m x 1.84m (9'8" x 6'0")

Double glazed summerhouse enjoying the sunny aspect.



UTILITY

1.97m x 1.74m (6'5" x 5'8")

Plumbing for a washing machine and space for tumble drier and additional appliances. Gardeners w.c.

STORAGE SHED

3.14m x 2.11m (10'3" x 6'11")

Useful timber storage shed, perfect for garden tools.

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

D.

TENURE

Freehold.

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.

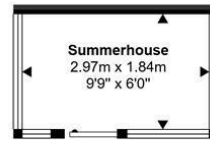
DATA PROTECTION

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.

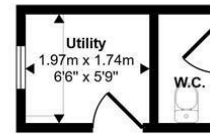
Approx Gross Internal Area
132 sq m / 1421 sq ft



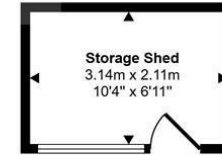
Ground Floor
Approx 93 sq m / 1005 sq ft



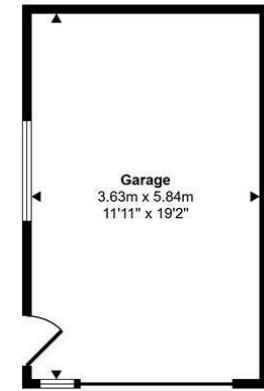
Garden Room
Approx 5 sq m / 59 sq ft



Outbuildings
Approx 5 sq m / 58 sq ft



Storage Room
Approx 7 sq m / 71 sq ft



Garage
Approx 21 sq m / 228 sq ft

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-101	A			92-101	A		
89-91	B			89-91	B		
85-88	C			85-88	C		
81-84	D			81-84	D		
77-80	E			77-80	E		
73-76	F			73-76	F		
69-72	G			69-72	G		
65-68				65-68			
61-64				61-64			
57-60				57-60			
53-56				53-56			
49-52				49-52			
45-48				45-48			
41-44				41-44			
37-40				37-40			
33-36				33-36			
29-32				29-32			
25-28				25-28			
21-24				21-24			
17-20				17-20			
13-16				13-16			
9-12				9-12			
5-8				5-8			
1-4				1-4			
0				0			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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