

## POLISKEN WAY, ST. ERME, TRURO



### 72 POLISKEN WAY, ST. ERME, TRURO, CORNWALL, TR4 9RG THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR DEVELOPMENT

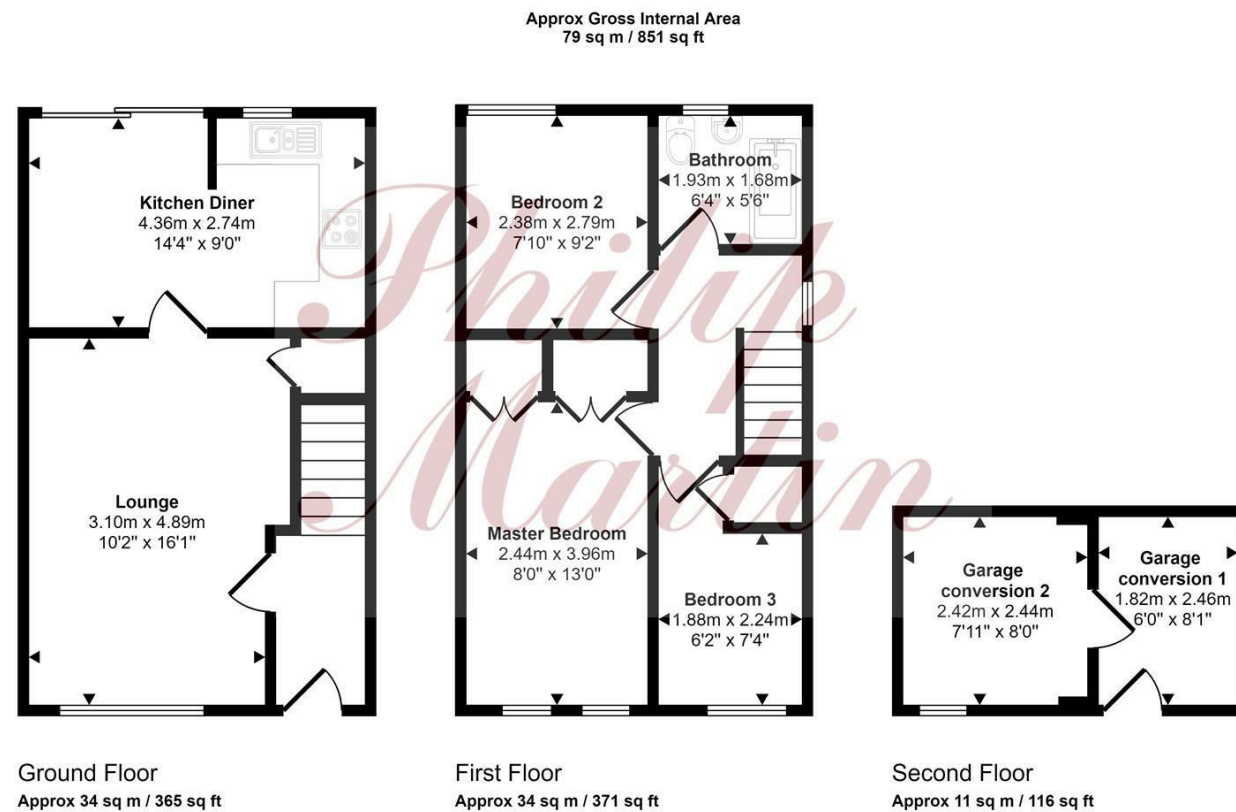
Located at the end of the cul-de-sac in a quiet position with little passing traffic and sold with no onward chain. Two off road tandem parking spaces and a converted single garage. Fully enclosed low maintenance garden. In all, the accommodation comprises; Entrance hall, lounge, kitchen/dining room, three bedrooms and family bathroom. UPVC double glazing throughout. EPC - D. Council Tax - B.

GUIDE PRICE £285,000

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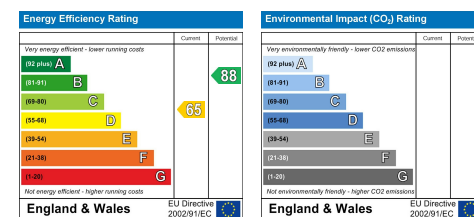


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### KEY FEATURES

- Quiet Position
- Three Bedrooms
- Sitting Room
- No Onward Chain
- EPC - D
- Semi Detached
- Kitchen/Diner
- Family Bathroom
- Converted Single Garage
- Council Tax B

### ENERGY PERFORMANCE RATING



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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.



### CONTACT US

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## THE PROPERTY

Polisken Way is a very popular development situated within St Erme, offering superb links to Truro, the A30 and thus wider Cornwall. No. 72 is positioned towards the end of the development in a tucked away location offering peace and privacy. However it is just a short walk from the main thoroughfare and village amenities. It also boasts a single garage which has direct access from the garden (many within the vicinity have garages separate within a block). This garage has been converted and can be utilized as a home office, a very useful addition. The house has undergone maintenance over the years to include uPVC sash style double glazing, and uPVC fascias and gutters. The rear garden is fully enclosed and is laid with patio slabs offering low maintenance.

The current accommodation comprises; Entrance hall, lounge and kitchen/diner on the ground floor, while the first floor offers three bedrooms and a family bathroom.

72 Polisken Way will appeal to a range of buyers, from first time buyers to buy to let investors offering a healthy return. An internal viewing is essential.

EPC - D.

## ST ERME

The village of St. Erme lies approximately four miles north of Truro city and together with the neighbouring village of Trispen offers village facilities such as church, public house, post office and primary school. With regular buses into the nearby Truro, which offers a much wider range of facilities including banks, building societies, shops, schools, public houses, numerous restaurants and main line railway station 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. The A30 is close by for quick commuting through and out of the county.

In greater detail the accommodation comprises (all measurements are approximate):

## ENTRANCE PORCH

A uPVC front door with opaque glass opens to an entrance hall with carpeted flooring, coving, skirting and one wall mounted night storage heater. A cupboard houses the electrical fuses. Door to sitting room and stairs to first floor.

## LOUNGE

10'2" x 16'1" (3.10m x 4.90m)

A light space with a large bay window to the front aspect and doors leading through into the kitchen/diner. Wood effect flooring, one wall mounted night storage heater, under stair storage and one ceiling mounted light.

## KITCHEN / DINER

14'4 x 9'0 (4.37m x 2.74m)

Patio doors give access to the rear garden. Space for a dining table and chairs. A range of matching base and eye level kitchen units comprising a mixture of cupboards and drawers. Marble effect worktop and splash-back. Space for a dishwasher and fridge freezer. Inset electric oven with electric hob and extractor above. A sash style window to the rear aspect overlooks the garden from the kitchen. Two ceiling mounted lights.

## STAIRS & LANDING

With carpeted flooring, a wooden banister and loft access. One window to the side aspect and one ceiling



mounted light. Doors to three bedrooms and family bathroom.

## BEDROOM ONE

8'0 x 13'0 (2.44m x 3.96m)

A double bedroom with integral wardrobes, two windows to the front aspect and carpeted flooring. Skirting and coving. One ceiling mounted light.

## BEDROOM TWO

7'10 x 9'2 (2.39m x 2.79m)

A second double bedroom with carpeted flooring and one window to the rear aspect. One ceiling mounted light.

## BEDROOM THREE

6'2 x 7'4 (1.88m x 2.24m)

A single bedroom with carpeted flooring and one window to the front aspect. An integral wardrobe houses an airing cupboard.

## FAMILY BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

A white suite comprising W.C, hand wash basin and bath with electric shower above. An opaque window to rear aspect and one ceiling mounted light.

## GARAGE

13'11 x 8'0 (4.24m x 2.44m)

The single garage has been converted to for two further rooms which could be used for a number of purposes. Electric and plumbing are installed.

## OUTSIDE

Two tandem parking spaces are situated to the side of the



property in front of the converted garage. There is a small lawn area at its front elevation, while the rear is fully enclosed and laid with stone patio slabs offering low maintenance.

## COUNCIL TAX & TENURE

Council Tax - B  
Tenure - Freehold

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DIRECTIONS

Proceed out of Truro in a northerly direction on the A39 and take the right hand turning clearly signposted St. Erme. Follow the road around to the left and take the next right hand junction onto Eglos Road. Follow the road around to the top where Polisken Way will be found on your right hand side. Proceed through Polisken Way following the signs and No.72 will be situated at the end of the development where a Philip Martin for sale board will be erected.

## 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.

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