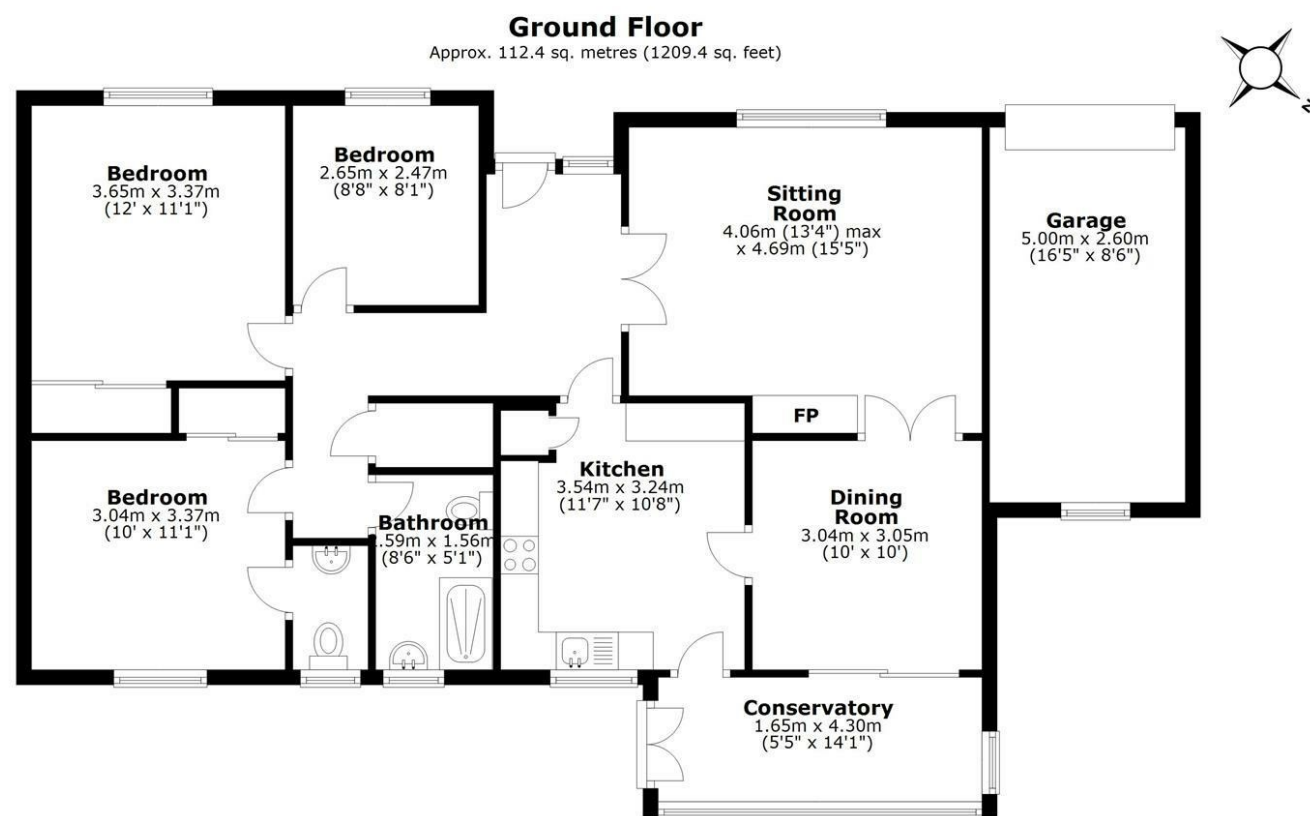


## TRURO



Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

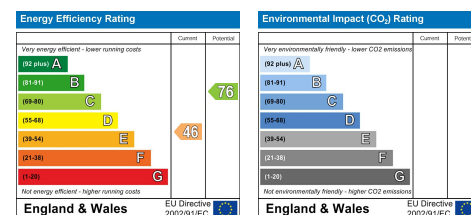
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### 4 Crescent Rise, Truro

#### KEY FEATURES

- Three Bedrooms
- Master With Private W.C
- Kitchen/Breakfast Room
- Private Enclosed Garden
- Garage And Parking
- Sitting Room
- Dining Room
- Conservatory
- Oil Central Heating
- No Chain

#### ENERGY PERFORMANCE RATING



#### CONTACT US

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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



### 4 CRESCENT RISE, TRURO, CORNWALL, TR1 3ER DETACHED MODERN BUNGALOW IN QUIET SETTING

Located at the end of an exclusive cul de sac and within walking distance of the city centre and main line railway station. Spacious accommodation with well proportioned rooms. Three bedrooms, master with private w.c, sitting room, dining room, kitchen/breakfast room and bathroom.

Private enclosed gardens, driveway parking and single garage.

Sold with no chain. EPC - E

GUIDE PRICE £335,000



## GENERAL COMMENTS

A very spacious detached modern bungalow that has been in the same ownership for many years and in a location where properties seldom come to the open market. The bungalow has been extremely well cared for and greatly improved during our clients ownership including a bespoke fitted kitchen by "Out Of Wood" in Truro and a new double shower has been recently installed. The accommodation includes three bedrooms, (the master has a private w.c and wash hand basin), sitting room, dining room, conservatory, kitchen/breakfast room and shower room. Outside is a very private rear garden, small front garden, driveway parking and a single garage. The bungalow has double glazing, oil fired central heating and plastic fascias, gutters and barge boards. The bungalow is being sold with no chain.

## LOCATION

Crescent Rise is located in an elevated position just above The Crescent on the western side of the city centre. The property occupies a very convenient position being tucked away at the end of a quiet cul-de-sac and only half a mile from the city centre and within a short walk of Bosvigo primary school and the mainline railway station. Residents only parking has been implemented in recent years. The parking permit is currently in the region of £50 per annum.

The city of Truro is the main commercial and administrative centre of the county and here there is an excellent range of shopping facilities with many of the national multiples including a flagship Marks and Spencer store, newly opened Waitrose and Cornish food hall, historic cathedral and lots of charming restaurants and cafes. The Hall For Cornwall is due to reopen in the spring after a major refurbishment.

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

## ENTRANCE HALL

Glazed double doors leading into sitting room, radiator door to kitchen/breakfast room.

## SITTING ROOM

15'4" x 13'3" (4.69m x 4.06m)

Window overlooking the front garden with blinds. Open fireplace with stone surround, two radiators, television and telephone points, door to:

## DINING ROOM

9'11" x 10'0" (3.04m x 3.05m)

Sliding patio doors leading to conservatory, two radiators door to kitchen.

## CONSERVATORY

14'1" x 5'4" (4.30m x 1.65m)

Window overlooking the rear garden, polycarbonate roof, door leading to rear garden.

## KITCHEN/BREAKFAST ROOM

11'7" x 7'4" (3.54m x 2.24m)

A bespoke kitchen from "Out Of Wood" in Truro. Base and eye level units, worktops with tiled splashback, single stainless steel sink/drain, space for fridge and cooker, boiler cupboard housing Worcester oil fired central heating boiler. Window overlooking the rear garden and door to hallway.

## INNER HALLWAY

Airing cupboard with factory lagged hot water cylinder. Loft access.



## BEDROOM ONE

11'0" x 9'11" (3.37m x 3.04m)

Window overlooking the rear garden, built in wardrobe, radiator.

## EN SUITE

Low level w.c, pedestal wash hand basin, window to rear.

## BEDROOM TWO

11'11" x 11'0" (3.65m x 3.37m)

Window overlooking the front, built in wardrobes, radiator and telephone point.

## SHOWER ROOM

Newly fitted double shower with glass shower screen, low level w.c, pedestal wash hand basin, radiator, window to rear.

## BEDROOM THREE

8'8" x 8'1" (2.65 x 2.47)

Window overlooking the front garden, radiator.

## OUTSIDE

At the front is a small enclosed garden that includes a patio and mature shrubs and plants. A driveway provides parking and access into the garage. A pathway leads down both sides of the bungalow to the rear. The entrance porch has an outside light.

## GARAGE

16'4" x 8'6" (5.00m x 2.60m)

Metal up and over door. Light and power.

## REAR GARDEN

The rear garden is enclosed within dense boundaries

providing privacy from neighbouring properties. There is a gently sloping lawn and deep flower bed borders with a fine selection of shrubs and plants including Hydrangeas and Camellias. There is a garden shed included in the sale. There is access from the garden into the conservatory.

## SERVICES

Mains water, electric and drainage are connected.

## 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 along Ferris Town over the mini roundabout into Richmond Hill. Take the left hand turning into Bosvigo Road and immediately right. Continue to the top of the hill and straight across The Crescent into Crescent Rise. Bear left at the top of the road and the bungalow is located towards the end on the left hand side.

## 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.

