

FOR SALE



Truro

3 Bedroom semi-detached house in sought after location close to hospital

£360,000

MARTIN&CO



- Three double bedrooms
- Ideal for hospital
- Ample parking
- Ideal investment opportunity
- Garden to rear
- EPC - D

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY DESCRIPTION

This three bedroom, semi-detached house is located in a popular area which is ideal for the hospital and college. Spacious living room and dining room on the ground floor. With two double bedrooms on the first floor and a third double as an ensuite loft room. Great investment opportunity as it is currently tenanted and has a long history of a strong rental yield.

HALLWAY 7' 2" x 15' 1" (2.203m x 4.614m)

Generous entrance hallway with ample space for outdoor wear. The hall leads onto the living room, dining room and kitchen. With stairs leading to the first floor.

LIVING/DINING ROOM 10' 7" x 23' 8" (3.236m x 7.232m)

A spacious open plan living and dining room with a bright and airy feel thanks to a large bay window to the front aspect and French doors into the sun room to the rear. Ample space for living room furniture and a large dining room table and chairs thereafter.

SUN ROOM 19' 3" x 6' 4" (5.871m x 1.938m)

A full width of the property, this sun room is an ideal space to relax indoors and currently doubles up as a utility space to one side. Internally leads into both the kitchen and dining room, and has access out into the rear garden.



KITCHEN 7' 2" x 8' 10" (2.186m x 2.694m)

With a range of above and below cupboards, integrated oven and hob with a window to the side aspect.

LANDING

Leading onto the first two bedrooms, family shower room and study/inner hallway.

SHOWER ROOM 7' 0" x 6' 0" (2.150m x 1.845m)

Comprising of a large shower, wash hand basin and W/C. Window to the rear aspect.

BEDROOM 1 11' 9" x 11' 9" (3.582m x 3.602m)

A large double bedroom with plenty of space for a double bed and additional bedroom furniture. With a large bay to the front aspect, this room benefits from plenty of natural light.

BEDROOM 2 11' 7" x 12' 2" (3.545m x 3.716m)

The second bedroom is another generous double, with ample space for bedroom furniture and a window to the rear aspect.



STUDY/INNER HALL 7' 1" x 7' 7" (2.161m x 2.336m)

What was formerly the third bedroom, has now converted into a stairway to the loft room. Even with the stairs, this room still has plenty of space to be either a study/home office area or additional wardrobes for storage.

Bedroom 3 13' 4" x 12' 1" (4.081m narrows to 2.802m x 3.685m)

Making great use of the loft space, this has been converted into a third double bedroom with eaves storage and an ensuite shower room.

ENSUITE

The ensuite comprises of a bath with shower over, wash hand basin and W/C.

OUTSIDE

To the front of the property there is off street parking for several cars. The rear of the property has a south facing garden laid to lawn, with outhouses for convenient additional storage.





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