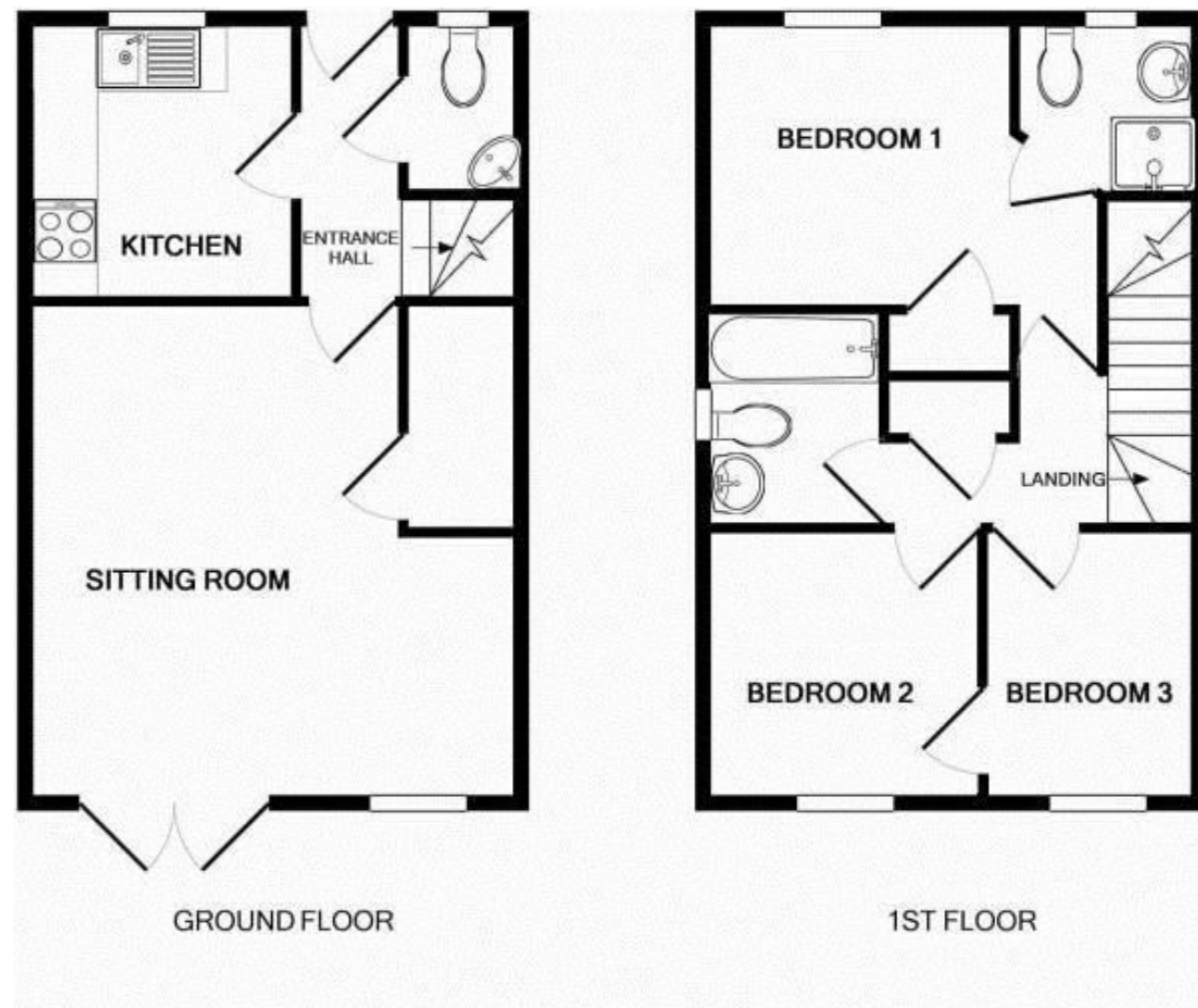


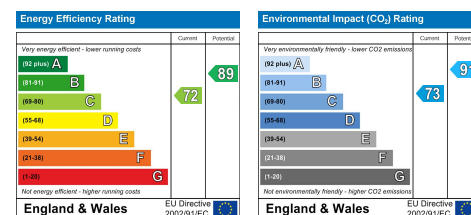
GLOWETH, TRURO



KEY FEATURES

- 3 Bedrooms
- Hall & Cloakroom
- Living Room
- Gas Central Heating
- Driveway Parking
- Master En-Suite
- Kitchen
- Bathroom
- Double Glazing
- Rear Courtyard & Garden

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



82 HALBULLOCK VIEW, GLOWETH, TRURO, TR1 3WN  
SEMI DETACHED MODERN HOUSE

Situated at the end of a cul-de-sac is this three bedroomed semi-detached house with driveway parking, gas central heating and double-glazing throughout. The property has an entrance hallway with ground floor cloakroom, a fitted kitchen and living room with doors opening to the rear courtyard. To the first floor are the three bedrooms, master en-suite and the family bathroom. The rear garden is tiered onto two levels and laid for low maintenance. An ideal first time buy or investment property. EPC - C

GUIDE PRICE £210,000

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## THE PROPERTY

82 Halbullock View is situated at the end of a cul-de-sac, well away from busy traffic. This semi-detached house has driveway parking for two cars, gas central heating and double-glazed windows throughout. The property has an entrance hallway with ground floor cloakroom, a fitted kitchen and living room with doors opening to the rear courtyard. To the first floor are the three bedrooms, the master with an en-suite shower room and the family bathroom. Two bedrooms have velux windows affording plenty of natural light. The rear garden is tiered on two levels and laid for low maintenance. A small patio courtyard and a raised area of lawn. An ideal first time buy or investment property.

## TRURO

Halbullock view is conveniently positioned for the Royal Cornwall Hospital, Truro College, Richard Lander secondary school and Threemilestone primary school, and is also within a short distance of the A30, Cornwall's main trunk road. 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):

## GROUND FLOOR

### ENTRANCE HALL

Obscure double glazed entrance door leads into the hallway. Radiator. Staircase leading to the first floor and doors leading into the ground floor accommodation.

### CLOAKROOM

Low level WC, corner wash hand basin with tiled splash back. Radiator and obscure double glazed window.

### KITCHEN

8'7" x 8'2" (2.64m x 2.51m )

Fitted with a range of base and eye level units with a mixture of drawers and cupboard, worktop with single sink and drainer inset and tiled splash backs. Integrated gas hob with oven below and extractor above. Space for fridge/freezer and space for a washing machine. Boiler supplying the hot water and heating. Radiator. Double glazed window to the front.

### LIVING ROOM

15'3" x 15'1" (4.65 x 4.6)

A dual aspect room with double glazed window to the rear and side elevations and double glazed French doors leading into the rear courtyard. Under stairs storage cupboard and two radiators.

### FIRST FLOOR

Landing. Access to the first floor accommodation. Access to the loft space. Linen cupboard with shelving.

### BEDROOM ONE

12'0" x 8'7" (3.66m x 2.64)

Built in wardrobe with shelf and hanging space. Double glazed window to front and radiator. Door leading to the:

### EN-SUITE

Corner shower cubicle with tiled walls and screen door. Pedestal wash hand basin with tiled splash back. Low level WC. Radiator. Obscure double glazed window.



### BEDROOM TWO

8'6" x 8'6" (2.6m x 2.6m )

Double glazed window to the rear elevation, velux sky light and radiator. Interconnecting door to bedroom three.

### BEDROOM THREE

8'6" x 6'2" (2.6m x 1.9m )

Interconnecting door to bedroom two. Velux window and radiator.

### BATHROOM

The white suite comprises bath with shower and screen over with tiled splash back. Pedestal wash hand basin with tiled splash back. Low level WC. Towel heated radiator and obscure double glazed window.

### SERVICES

Mains gas, water, electricity and drainage.

Tenure - Free hold.

Council Tax - Band C.

### DIRECTIONS

Proceed out of Truro towards the Treliske Hospital roundabout, continue straight on to the next roundabout at Truro College and turn left. Proceed to the next mini roundabout and turn right, and then turn right again at the next roundabout. Keep right and proceed into Halbullock View and bear left continuing to the end of the development where 82 can be found in the right hand corner. A Philip Martin has been erected for identification purposes.

### OUTSIDE

The property is approached via steps which ascend up to the front door. There is a small low maintenance area to the front which leads to the side to the rear garden which is enclosed and laid to lawn. There is a small patio accessed from the living room. There is driveway parking for two cars to the front.

### 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.

