



Philip Martin  
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS  
**FOR SALE**  
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2 TREHAVERNE TERRACE  
KENWYN, TRURO  
CORNWALL TR1 3SE

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## 2 TREHAVERNE TERRACE

KENWYN, TRURO,  
CORNWALL TR1 3SE

MIDDLE TERRACED VICTORIAN TOWNHOUSE

A classic middle terraced townhouse which is situated in one of Truro's most sought after residential addresses, ideally located for easy access to the city centre and St Marys Church of England Primary School.

3 bedrooms, sitting room, dining room, kitchen and bathroom. Rear courtyard garden and permit parking available.

EPC - D

GUIDE PRICE £267,500

*Philip Martin*

PHILIP MARTIN

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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.

## THE PROPERTY

2 Trehaverne Terrace is a classic middle terraced townhouse which is situated in one of Truro's most sought after residential addresses, ideally located for easy access to the city centre and St Marys Church of England Primary School. The property retains much charm and character throughout and it has been modernised and updated over the years and offers attractive features including timber boarded floorings, cornicing, picture railing, sash windows - some being of UPVC design, internal stripped pine doors, a lounge with a bay window and a wood burner and a separate dining room with a further fireplace which at present is blocked off. In addition, there is a gas central heating system. The separate dining room opens to the kitchen with oak working surfaces and tiled flooring. Via a rear lobby there is a stable door to the exterior and a bathroom. At first floor level there is a large master bedroom with a wash hand basin and two further bedrooms. The rear garden has stone paving, a storage shed with lighting and power and a log store and provides room for potted plants and garden seating. There is permit parking available for residents with an approximate cost of £50 per annum.

## 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):

### VESTIBULE

Half glazed door in opaque glass to entrance vestibule.

### HALLWAY

Timber boarded flooring. Radiator. Staircase to first floor. Pine door to lounge.



### SITTING ROOM

4.19m x 3.42m

Bay window. Timber boarded flooring. Cornicing. Double glazed sash window. Fireplace incorporating a wood burner with slate hearth. Recess shelving to either side. Large radiator. Two wall lights.

### DINING ROOM

4.52m x 3.30m (14'10" x 10'10")

Pine door from entrance hallway. Timber boarded flooring. Sash double glazed rear window with rear aspect views. Double radiator. Dado railing. Coving. Pine cupboard. Additional pine cupboard with central heating control to side and storage shelving. Brick fireplace at present blocked off with slate hearth. Door way to kitchen.

*Philip Martin*



#### KITCHEN

3.01m x 1.99m (9'10" x 6'6")

Excellent range of oak working surfaces with cupboards and drawers below. Rear aspect views. Space for washing machine and dishwasher. Inset sink. Tiled splashback. Wall mounted units. Ceiling spotlights. Space for cooker. Extractor fan. Archway to lobby area with half glazed stable door to rear garden.

#### LOBBY

Door to bathroom and side larder cupboard with shelving.

#### BATHROOM

With a panelled bath, hot and cold, with a rainwater shower and curtain rail. Low flush WC. Wash hand basin, hot and cold. Tiled flooring and tiled walls. Loft space. Radiator/towel rail. Extractor fan. Cupboard with shelving and Worcester central heating boiler.

#### LANDING

Loft space. Staircase from entrance hallway. Timber boarded flooring.

#### BEDROOM 1

4.49m x 3.16m (14'8" x 10'4" )

Double glazed sash window to rear aspect. Double radiator. Wash hand basin, hot and cold. Tiled splash back. Pine door from landing. Rear garden views.

#### BEDROOM 2

2.67m x 2.58m (8'9" x 8'5" )

Double radiator. Pine door from landing. Front aspect views.

#### BEDROOM 3

4.28m x 1.84m (14'0" x 6'0" )

Double radiator. Front aspect views. Pine door from landing.

#### OUTSIDE

The front garden is approached via a wrought iron gate with a pathway leading to the front entrance door. The garden is concreted and provides room for potted plants with additional ornate railings.

The rear garden has been attractively paved and enjoys a private sheltered aspect which is south east facing. To the exterior there is lighting and a cold water tap and to the rear a log store and a shed with lighting and power. To the side is a timber gate to a rear walk way.

#### SERVICES

Mains water, gas, drainage and electricity.

#### 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.

#### 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.

#### DIRECTIONS



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A		84
	81-91 B		
	69-80 C	66	
	55-68 D		
	39-54 E		
	21-38 F		
Not energy efficient - higher running costs	1-20 G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100 A		85
	81-91 B		
	69-80 C	67	
	55-68 D		
	39-54 E		
	21-38 F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20 G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC





@brabantia

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