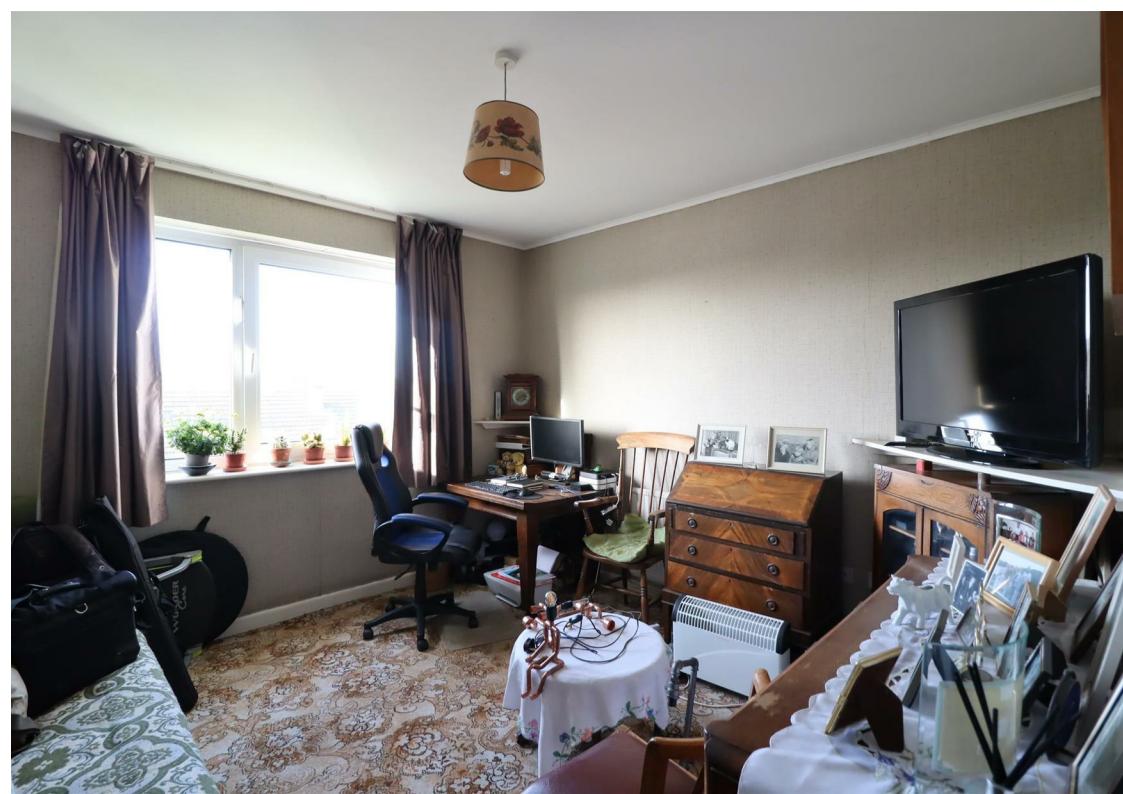




62 MIDWAY DRIVE
TRURO,
TR1 1NQ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



62 MIDWAY DRIVE

, TRURO,
TR1 1NQ

FIVE BEDROOM SEMI DETACHED PROPERTY WITH
GARAGE AND PARKING

A large five bedroom semi detached property situated in a fantastic location within Truro enjoying far reaching views of the City. Offering great potential with spacious and flexible accommodation throughout comprising kitchen, dining room, sitting room, five bedrooms, bathroom and separate W.C. Externally there is driveway parking, a single garage and front and rear gardens.

EPC - D.

GUIDE PRICE £280,000

Philip Martin

PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

THE PROPERTY

62 Midway Drive is a large and spacious, semi detached property offering flexible accommodation with generous gardens and an integral garage. Originally a three bedroom property, a further two upstairs rooms have been added with an extension over the garage providing flexible living accommodation as previously used as an upstairs sitting room and bedroom. The property offers great potential throughout, allowing a new owner to have freedom to put their own stamp on their new home. The accommodation comprises; entrance hallway, sitting/dining room and kitchen to the ground floor with five bedrooms and a bathroom with a separate WC to the first floor. The property also benefits from mains gas central heating and double glazing. The elevated sunny position gives this home far reaching views and the location is between Archbishop Benson Primary School and Penair Secondary School. Truro City centre is a short walk away but there is also a handy bus link in to the City.

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):

GROUND FLOOR

ENTRANCE HALL

Radiator. Stairs to first floor and door into;

SITTING ROOM

6.70 x 4.34 (21'11" x 14'2")

Large window to front aspect. Gas fire with back boiler serving central heating. Under the carpet in both the sitting and dining area there is fabulous, original parquet flooring. Opening into dining area;



DINING ROOM

2.76 x 2.49 (9'0" x 8'2")

Free flowing accommodation with opening from sitting room and door into Kitchen. Ample space for dining table with window to rear aspect. Radiator.

KITCHEN

3.64 x 2.76 (11'11" x 9'0")

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel twin sink with window to rear aspect and door to side. Fantastic pantry cupboard and space for cooker and plumbing for washing machine.

FIRST FLOOR

Philip Martin



BEDROOM ONE

3.82 x 3.50 (12'6" x 11'5")

Window to front aspect. Radiator.

BEDROOM TWO

3.50 x 3.44 (11'5" x 11'3")

Window to front aspect. Radiator.

BEDROOM THREE

3.50 x 3.21 (11'5" x 10'6")

Window to rear aspect. Radiator.

BEDROOM FOUR

3.42 x 3.38 (11'2" x 11'1")

Window to rear aspect. Radiator.

BEDROOM FIVE

2.71 x 2.60 (8'10" x 8'6")

Window to front aspect. Radiator.

BATHROOM

Tiled to half height consisting bath with mixer tap over as well as a hand shower and pedestal hand wash basin. Obscured window to rear aspect.

W.C.

Low level W.C. Obscured window to rear aspect.

AIRING CUPBOARD

Housing the water cylinder and shelving for storage.

GARAGE

6.04 x 2.40 (19'9" x 7'10")

Metal up and over door with power connected. Side door and window to rear aspect.

OUTSIDE

At the front of the property there is a driveway providing off road parking for two vehicles with a raised lawn with mature shrubs creating privacy. To the rear of the property there is a terraced garden, majorly laid to lawn with timber fencing

that is completely enclosed and therefore perfect for children and pets. Mature fruit trees and a raised patio providing an outdoor seating area.

SERVICES

Mains water, electric, drainage and gas.

N.B.

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

DIRECTIONS

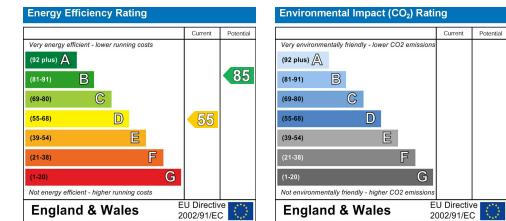
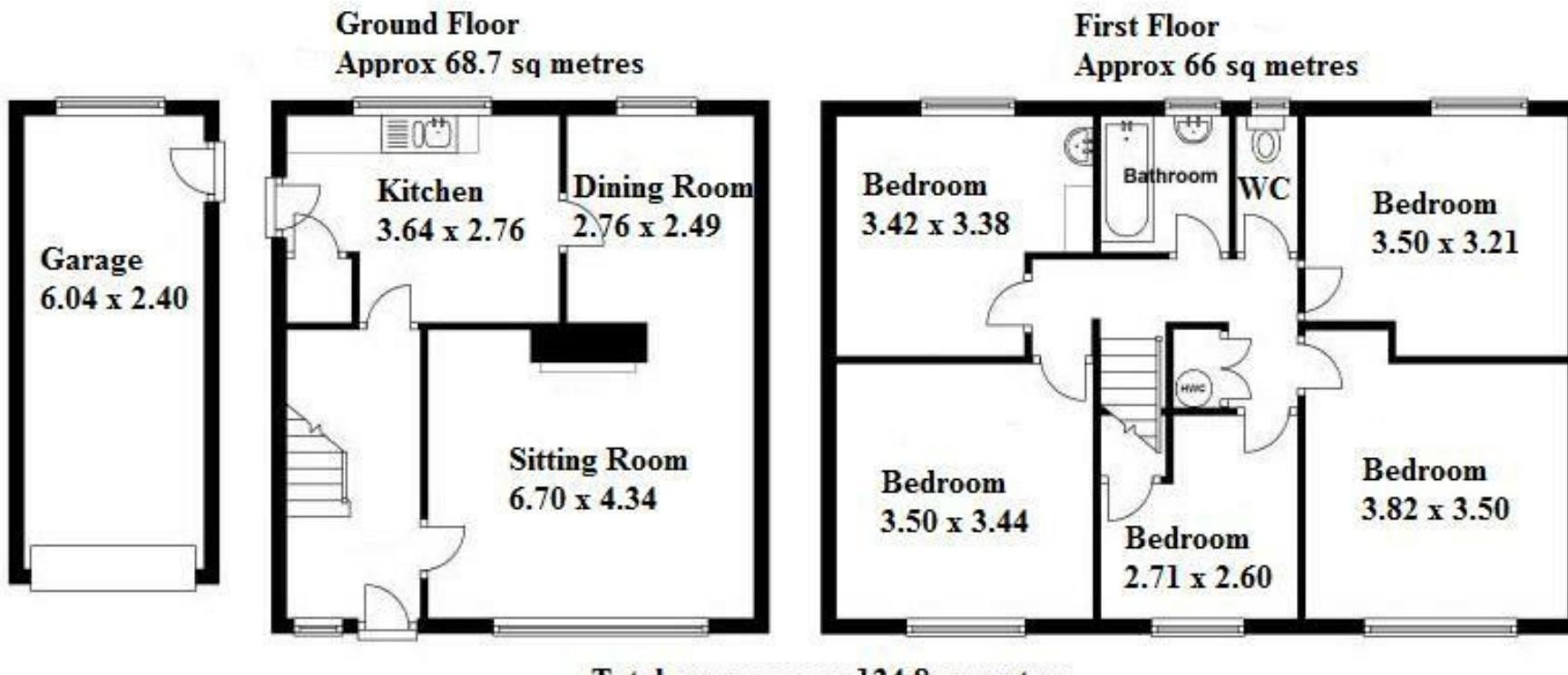
From Truro proceed in an easterly direction along the A390 and at the first set of traffic lights, turn left into Trevithick Road. Proceed for a short distance and take the second right into Upland Crescent. Follow the round up the hill and around to the right and take the right hand turning into Midway Drive. The property can then be found on the left hand side.

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

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