



TOTAL FLOOR AREA: 3432 sq ft (319.1 sq m)



- No Onward Chain
- Six Bedrooms
- Three Reception Room
- Three En-Suite Rooms

36 Tregolls Road, Truro, TR1 1LA

£415,000

Offered onto the market with no onward chain is this spacious Victorian semi-detached townhouse set across three storeys and boasting diverse accommodation throughout. The internal accommodation briefly comprises: Entrance hallway, Living room, drawing room, cloakroom, separate dining room with access to the kitchen. To the first floor are four bedrooms three with en-suites, the second floor refurbishment works comprise of two bedrooms and an en-suite shower room (unfinished). Externally to the front is parking for two vehicles and to the rear more off road parking and a garage.



Property Description

DESCRIPTION

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LOCATION

Tregolls Road is a convenient location for the city centre with its vast array of restaurants, bars and cafes as well as comprehensive shopping facilities. The property is also on the doorstep of a number of Junior and Secondary schools..

ENTRANCE HALLWAY

Radiator, coving, dado rail, stairs to first floor, under stairs storage.

LIVING ROOM

17' 8" x 15' 8" (5.38m x 4.78m) Measured to include the bay window with outlook on to front garden. Radiator, picture rail, coving, fireplace housing multi-fuel burner.

DRAWING ROOM

15' 5" x 13' 1" (4.7m x 3.99m) Glazed double doors opening out onto rear courtyard garden, radiator, coving, picture rail, skirting, dado rail.

DINING ROOM

11' 5" x 11' 1" (3.48m x 3.38m) Radiator, picture rail, dado rail. Fireplace with tiled surround and slate hearth, gas coal effect fire.





KITCHEN

15' 5" x 11' 9" (4.7m x 3.58m) Kitchen comprising base and wall units, integrated dishwasher, fridge/freezer, gas oven, gas hob with extractor over, one and a half sink and drainer. Tiled flooring, radiator, rear is porch and back door to garden.

CLOAKROOM

Low level w/c.

FIRST FLOOR LANDING

Stairs from entrance hallway, window to side elevation, coving, dado rail, storage cupboard.

BEDROOM 1

15' 5" x 14' 5" (4.7m x 4.39m) Measured including the bay window and en-suite shower room, window to front elevation, radiator, picture rail.

EN-SUITE

White suite comprising low level WC, wash hand basin and shower, heated towel rail, extractor.

SEPERATE W/C

Separate WC from landing, low level w/c and wash basin..

BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.38m) Window to side aspect, picture rail.

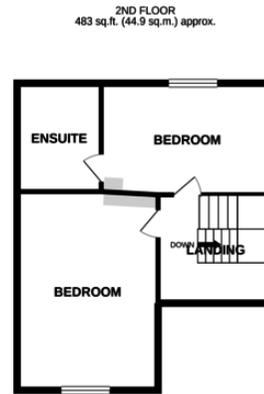
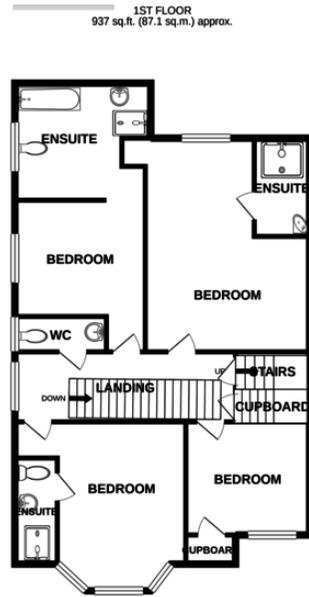
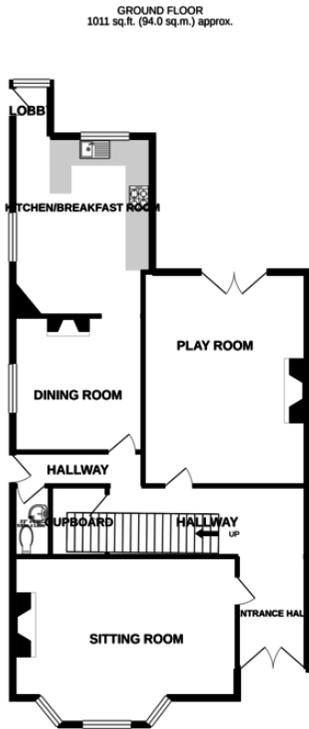
EN SUITE

9' 10" x 9' 2" (3m x 2.79m) Bathroom suite comprising: Low level WC, pedestal wash basin, bath with tiled surround, separate shower cubicle. Heated towel rail and storage cupboard.

BEDROOM 3

15' 8" x 9' 2" (4.78m x 2.79m) Window to rear elevation, radiator.





TOTAL FLOOR AREA : 2432 sq.ft. (225.9 sq.m.) approx.

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.
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EN SUITE

Shower and basin, tiled, extractor, towel rail.

BEDROOM 4

9' 6" x 9' 6" (2.9m x 2.9m) Window to front aspect, radiator, picture rail, storage cupboard.

STAIRS TO SECOND FLOOR

BEDROOM 5

BEDROOM 6

EN SUITE
(Unfinished)

OUTSIDE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements