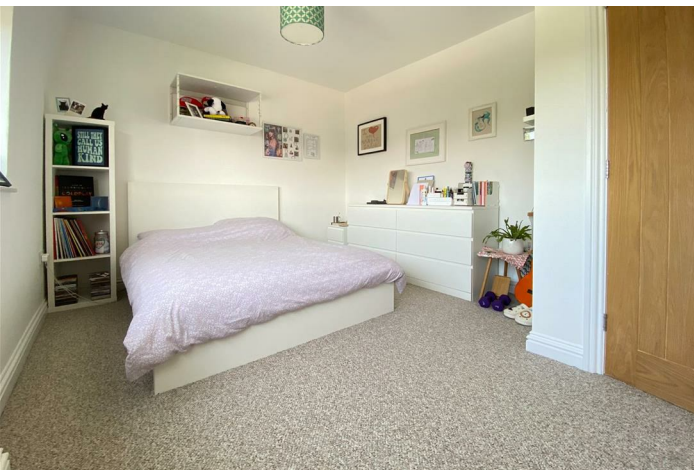


130 Moresk Road
Truro, TR1 1BL



MATHER
PARTNERSHIP





130 Moresk Road Truro, TR1 1BL

Occupying a generous plot on the desirable Moresk Road in Truro, this beautifully presented end terrace house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms this family home is ideal for those seeking a spacious and practical layout. The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The modern contemporary kitchen is a standout feature, providing a stylish space for culinary pursuits and family gatherings. This then opens into a good size dining room. The thoughtful design and attention to detail throughout the home create an inviting atmosphere that is sure to impress. One of the key advantages of this property is its proximity to the highly regarded Arch Bishop Benson School, making it an excellent choice for families with children. Additionally, the house comes with outline planning permission for a detached dwelling, offering exciting potential for future development or investment. This charming home is situated in a sought-after location, providing easy access to local amenities and the vibrant community of Truro. Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with development potential, it presents a wonderful opportunity. Please note that due to its construction, the property is likely to be suitable for cash purchasers only.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide price - £280,000

Location

The property is situated within easy walking distance to the City Centre Truro itself is a beautiful city with an excellent range of shops, restaurants, bars and cafes as well as the Hall for Cornwall theatre. The Cathedral is right in the heart and is a truly stunning. The cobbled streets line the city, some of which have now been pedestrianised. As well as car parks, there is also a park and ride making it even easier to get in. On the outskirts of the city, there are many departments stores, popular supermarkets including Waitrose and the riverside village of Malpas is also not far away - home to the Heron Inn. The Royal Cornwall Hospital is a short drive away and has an A&E department.

Accommodation

Entrance hall
Living room
Kitchen
Dining room
Shower room
Bedroom
Bedroom
Bedroom

Outside

The property benefits from good size gardens to the front and rear elevations. The front garden is chiefly comprised of lawn areas with well established fenced boundaries. A path leads to the spacious rear garden, comprising lawn areas, patio areas and outbuildings for storage.

Parking

Off road parking for multiple vehicles to the rear of the property.

Agents Note

The property benefits from vehicular access along the lane to the rear of the terrace which leads to the parking area at the rear of the garden.

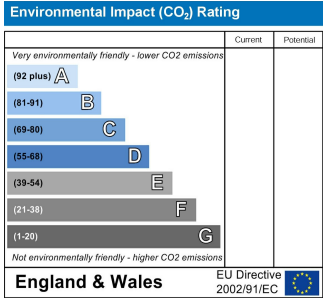
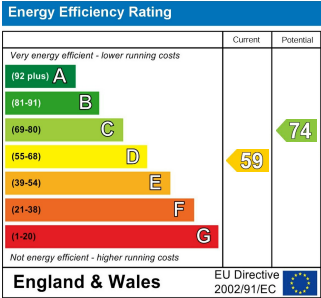
Construction

Our clients have informed us that the property is of Cornish unit construction and any potential purchasers will need to check with their mortgage lender/broker to check suitability, as it is like to only be available to cash purchasers.

Services

Mains water, electricity, drainage and gas. Freehold tenure.





Planning Information

The property benefits from outline planning permission for a detached dwelling to the rear in the garden, as well as the installation of off road parking in the front garden. Full documents can be found on the Cornwall planning portal under reference PA25/00426.

Council Tax Band- A**What3Words**

///blocks.oppose.deputy

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

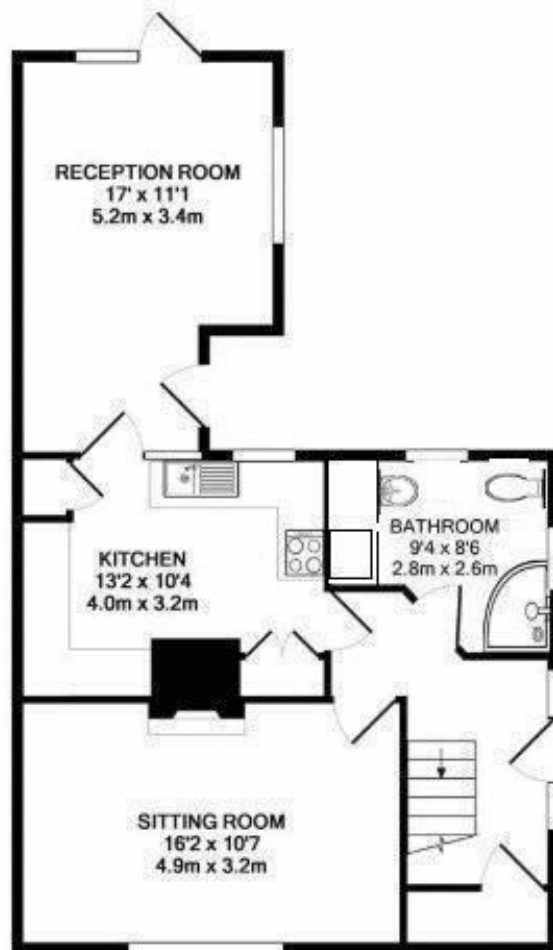
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

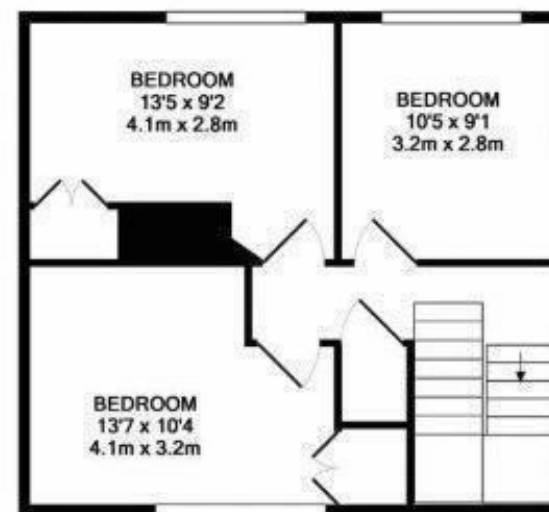
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





GROUND FLOOR
APPROX. FLOOR
AREA 640 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 SQ.M.)

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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