

DANIELL ROAD, TRURO



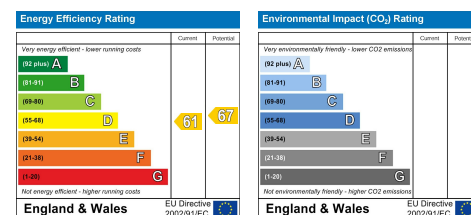
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- CITY CENTRE APARTMENT
- TWO BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- CARPORT & COURTYARD GARDEN
- IDEAL FOR INVESTORS
- PERFECT FIRST TIME PURCHASE
- SOUGHT AFTER LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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47A DANIELL ROAD, TRURO, TR1 2DA

TWO BEDROOM APARTMENT SOLD WITH NO CHAIN

This two bedroom first floor apartment is situated in a popular residential location in Truro, within walking distance of the city centre and train station. The property is well presented and provides a perfect first time purchase or is ideal for an investor. The accommodation includes; two bedrooms, sitting/dining room, kitchen and shower room. There is a carport and a courtyard garden. Sold with no chain, viewing is highly recommended.

EPC - D. Leasehold. Council Tax - A.

OFFERS IN EXCESS OF £150,000

THE PROPERTY

47A Daniell Road is a two bedroom first floor apartment situated in a sought after location in the city. The perfect purchase for a first time buyer looking to live in central Truro, or for an investor looking for a low maintenance income source. The accommodation includes; entrance hallway with stairs leading to the first floor, sitting/dining room, two bedrooms, kitchen and a shower room. There is off road parking, a car port and a gravelled courtyard garden. Sold with no chain, viewing is recommended.

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):

FIRST FLOOR

SITTING/DINING ROOM

15'3" x 10'4" (4.65m x 3.17m)
Window to rear aspect. Space for seating and dining.
Radiator.

BEDROOM

11'8" x 8'3" (3.58m x 2.53m)
Bay window to the front aspect. Radiator.

BEDROOM

9'10" x 6'3" (3.01m x 1.91m)
Window to the front aspect. Loft access. Radiator.

KITCHEN

14'1" x 4'2" (4.30m x 1.28m)
Dual aspect with window to side and rear. Comprising a range of base and eye level units with worktop over and tiled splashbacks. Integrated appliances including a washing machine/dryer, slim line dishwasher, oven with electric hob and extractor fan over. Inset sink and drainer and space for fridge/freezer. Radiator.

SHOWER ROOM

10'3" x 3'2" (3.13m x 0.98m)
Comprising hand wash basin, electric shower cubicle and low level w.c. Heated towel rail and extractor fan.

OUTSIDE

Courtyard area mainly laid to gravel with a covered car port area which is hard standing.

SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

A.

TENURE

Leasehold - Tenure 150 years commencing from 1st January 2011, the apartment will benefit from a share of the freehold with the ground floor apartment. Service charges and buildings insurance TBC.



DIRECTIONS

At the top of Lemon Street by the Richard Lander monument turn right into Daniell Street, immediately alongside the Thomas Daniell public house. This road will ultimately lead into Daniell Road where the property will be easily located on the right 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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