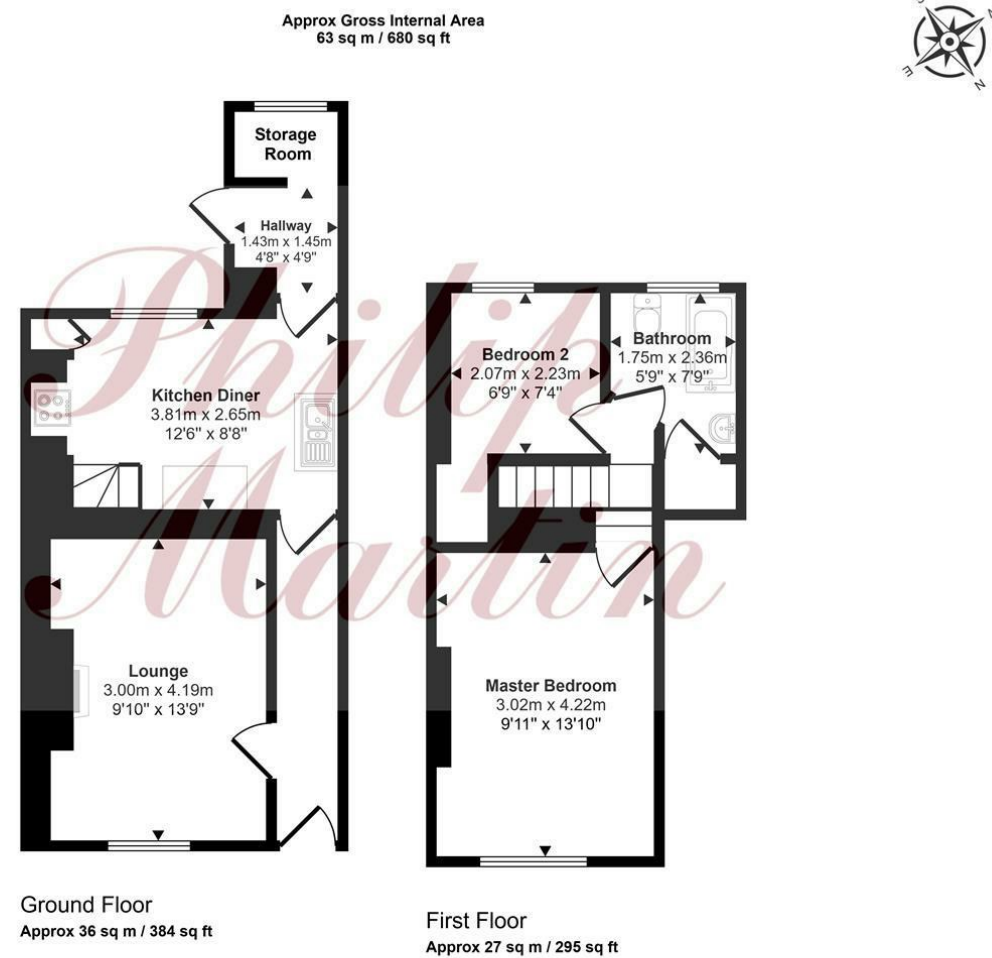


CARCLEW STREET, TRURO

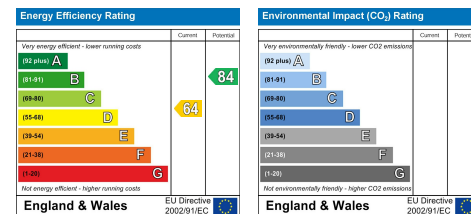


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- MID TEERRACE PROPERTY
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM
- REAR GARDEN
- PERMIT PARKING
- PERFECT FTB/INVESTMENT
- CITY CENTRE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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21 CARCLEW STREET, TRURO, TR1 2DY

TWO BEDROOM CHARACTER COTTAGE SOLD WITH NO CHAIN

This charming cottage is situated in the heart of Truro and within walking distance of the city centre. The property offers an abundance of character throughout and in all, the accommodation includes, sitting room, kitchen/ dining room, rear porch, two bedrooms and a bathroom. Rear garden and permit parking available. Great first time purchase or buy to let investment. Being sold with no onward chain, viewing is highly recommended.

EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £189,950

THE PROPERTY

21 Carclew Street is a charming two bedroom mid terrace property situated in the heart of Truro. The property is just a stone's throw from the amenities on offer with great access to the train station, Treliske Hospital and variety of local schools. The accommodation includes, sitting room, kitchen/dining room and utility space to the ground floor with two bedrooms and a bathroom to the first floor. There is a rear garden that has been terraced and permit parking is available at the front. The property also benefits from mains gas central heating.

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 HALLWAY

Stable door with access into;

SITTING ROOM

9'10" x 13'8" (3.00m x 4.19m)
Window to front. Radiator. Fireplace.

KITCHEN/DINING ROOM

12'5" x 8'8" (3.81m x 2.65m)
Comprising a range of base and eye level units with

worktops over. Inset stainless steel sink and drainer as well as space for cooker and dining table. Stairs rising to first floor and window to rear. Opening into;

REAR PORCH

4'8" x 4'9" (1.43m x 1.45m)
Door into rear garden and opening into storage space housing mains gas boiler.

FIRST FLOOR

BEDROOM

9'10" x 13'10" (3.02m x 4.22m)
Window to front. Radiator.

BEDROOM

6'9" x 7'3" (2.07m x 2.23m)
Window to rear. Radiator. Fitted cupboard.

BATHROOM

5'8" x 7'8" (1.75m x 2.36m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Window to rear and a large, useful storage cupboard.

OUTSIDE

At the rear is a south west facing garden that has been terraced and provides a courtyard with steps leading up to a raised, level lawn. There is also a very useful timber storage shed.

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

B.

TENURE

Freehold.

DIRECTIONS

From the centre of Truro, proceed up Lemon Street and turn left into Carclew Street. No. 21 can then be easily located towards the end of the terrace on the right hand side where a Philip Martin For Sale board has been erected.

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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