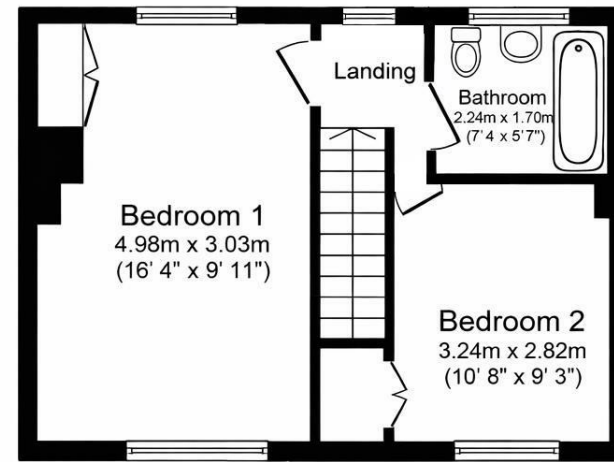
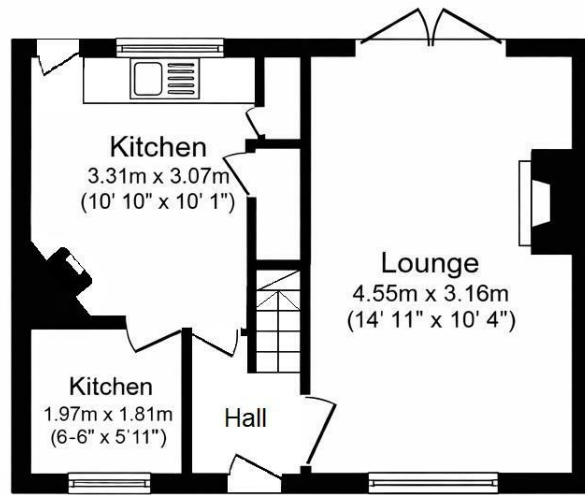


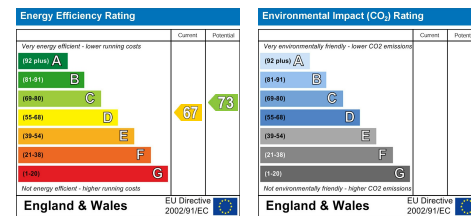
CORNISH CRESCENT, TRURO



**KEY FEATURES**

- END TERRACE
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN
- DINING ROOM
- BATHROOM
- LARGE REAR GARDEN
- HUGE POTENTIAL
- CASH BUYERS ONLY
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 CORNISH CRESCENT, TRURO, TR1 3PD**  
END TERRACE HOUSE SOLD WITH NO CHAIN

This two bedroom end terrace house situated in a pleasant position within Truro, close to schools, the train station and hospital. Within the same family ownership for over 60 years, the dwelling has been a much loved home however now requires some modernisation. In all the accommodation includes; entrance hall, sitting/dining room, kitchen and utility room to the ground floor with two bedrooms and a bathroom to the first floor. There is a large rear garden laid to patio and lawn. Cash buyers only, due to wall tie issue with more information via sole agents. Sold with no chain.

EPC - D. Council Tax - B. Freehold.

GUIDE PRICE £180,000

## THE PROPERTY

21 Cornish Crescent is a two bedroom end terrace house situated in a convenient location within walking distance of a range of amenities. The dwelling is generously proportioned and occupies a substantial plot. In all, the accommodation includes; entrance hallway, sitting room, kitchen and utility room to the ground floor with two double bedrooms and a bathroom to the first floor. There are gardens to front and rear, mainly laid to lawn. Sold with no chain, viewing recommended.

## PLEASE NOTE

Following a survey, the property has been found to require the implementation of wall ties which is likely to mean that the property is not suitable for mortgage purposes until the issue has been rectified.

## 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

### HALLWAY

Stairs rising to first floor and door into;

### KITCHEN

10'10" x 10'0" (3.31m x 3.07m)  
Comprising a range of base level units with inset stainless steel sink and drainer. Window to rear and door into rear garden. Two fitted cupboards. Radiator. Gas fireplace.

### UTILITY ROOM

6'5" x 5'11" (1.97m x 1.81m)  
Window to front.

### SITTING ROOM

14'11" x 10'4" (4.55m x 3.16m)  
Dual aspect with window to front and double doors opening out into rear garden. Radiator. Feature fireplace.

## FIRST FLOOR

### LANDING

### BEDROOM

16'4" x 9'11" (4.98m x 3.03m)  
Dual aspect with window to front and rear. Fitted cupboard. Radiator.

### BEDROOM

10'7" x 9'3" (3.24m x 2.82m)  
Window to front. Fitted cupboard. Radiator.

### BATHROOM

7'4" x 5'10" (2.24m x 1.79m)  
Comprising bath, pedestal hand wash basin and low level w.c. Obscured window to rear, heated towel rail.



## OUTSIDE

Steps lead down from the road to the front door with a lawn and mature shrubs to the front of the property. There is a pathway to the side leading to the rear garden which is substantial and laid to patio initially and lawn.

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## SERVICES

Mains water, electric and 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 Truro city centre proceed in a westerly direction along the A390. After passing the County Arms pub on the left hand side, turn right just before the traffic lights into Malabar Road and continue along this road and take the fourth right hand turning into Galland Road. Proceed down the hill and left into Cornish Crescent. Follow this road and No. 21 can be found 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

