

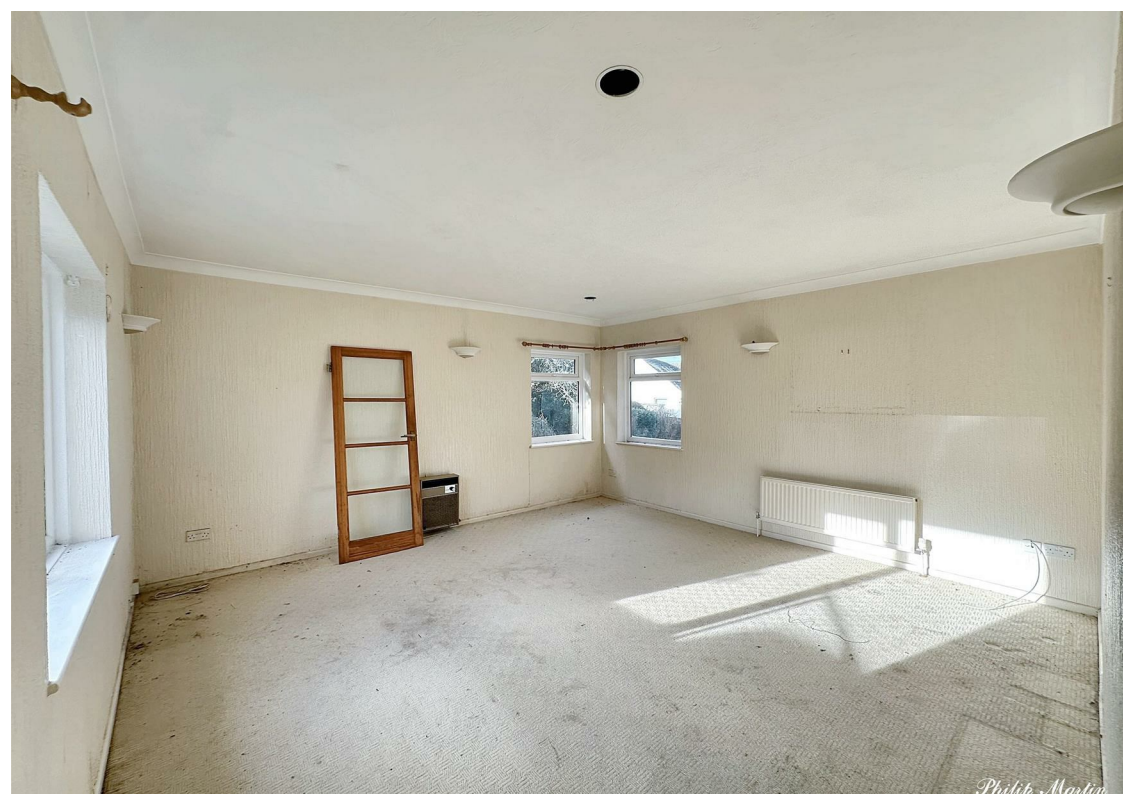
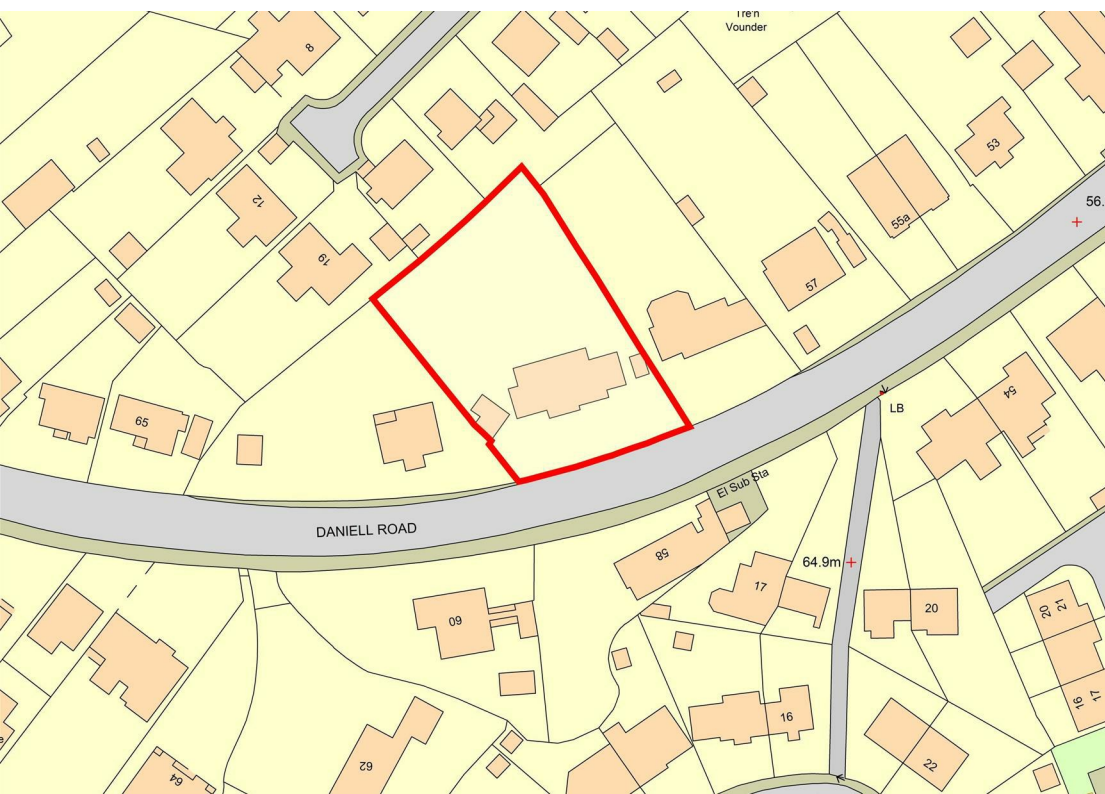


PENCARROW
61 DANIELL ROAD
TRURO
TR1 2DB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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PENCARROW

61 DANIELL ROAD

TR1 2DB

A DETACHED BUNGALOW SET WITHIN A LARGE PARCEL OF LAND AND WITH HUGE POTENTIAL FOR UPGRADING OR COMPLETE REDEVELOPMENT OF THE SITE.

Attractive position within the well-established residential environs of Daniell Road and with panoramic views over the city and including the cathedral spires. Entrance conservatory, dining hall, sitting room, fitted kitchen, inner hallway, 4 bedrooms (one with ensuite shower) and family bathroom plus separate wc. Gas fired central heating and double glazing. Single garage, dilapidated workshop.

Very large garden in need of attention.

Freehold. EPC Band - C. Council Tax Band - E.

PRICE GUIDE £595,000

Philip Martin

PHILIP MARTIN

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GENERAL REMARKS AND LOCATION

It is rare to find a property of this type in such a large parcel of land within the developed environs of Truro. It is acknowledged that the property would benefit from some upgrading to provide a quality home to present day standards but it also occupies a site which has significant potential for providing more than one dwelling (subject to planning consent). Hence the property will appeal to applicants wanting an individual 4 bedroom family home with a very large garden and also developers wanting to maximise the site by demolition of the present structure and utilising the whole area for more than one dwelling.

Pencarrow is positioned near the top of Daniell Road which is a continuation of Daniell Street leading off from Lemon Street, the main route into the city centre from the Falmouth direction.

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.

THE BUNGALOW

This is an older style property that seemingly has been remodelled and extended since originally built. There are part natural brick elevations and the majority of the roof has been relaid with natural slate. Internally there is a comprehensive system of gas fired central heating and the most windows have replacement double glazing.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH/CONSERVATORY

5.41m x 1.83m (17'9" x 6')

with tiled floor, 2 radiators and twin double-glazed doors opening into:

DINING HALL

3.28m x 5.46m (10'9" x 17'11")

with radiator, electric "Firevector", exposed floorboards and feature porthole window. Doors to sitting room, kitchen and inner hall.



SITTING ROOM

4.88m x 4.65m (16' x 15'3")

a triple aspect room with radiator, "Robinson Willey" gas fire (disconnected) and 4 uplighters.

KITCHEN

3.99m x 4.75m max (13'1" x 15'7" max)

Fitted with a full range of white modern units comprising base cupboards and pan drawers, full height pull-out storage cupboards

with foldaway shelving, further wall-mounted storage cupboards and work surface area with sink and drainer inset. Integral appliances include "Bosch" twin oven and "Bosch" 4 ring hob with extractor above. Radiator.

REAR ENTRANCE LOBBY

with access to double-doored boiler cupboard containing Worcester boiler and radiator.

INNER HALL

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BEDROOM 1

4.01m x 3.05m (13'2" x 10')

with recess over bed space complete with shelf and bed lights. Radiator, built in wardrobe and wall mounted cupboards. Sliding patio doors to the outside. Access to ENSUITE SHOWER with shower curtain and tray with Mira shower fitting, wash basin and wc. Fitted mirror, courtesy light with shaver point and bathroom cabinet. Radiator

BEDROOM 2

3.33m x 3.63m (10'11" x 11'11")

with a range of wardrobes along one wall having central dressing table shelf. Exposed floorboards and radiator.

BEDROOM 3

3.33m x 2.69m max (10'11" x 8'10" max)

with fitted wardrobes having internal radiator in addition to the room radiator.

BEDROOM 4

2.11m x 3.33m (6'11" x 10'11")

with fitted overbed furniture including wardrobe/storage cupboards and separate dressing table. Radiator and recessed shelving.

BATHROOM

with double ended bath plus Mira electric shower over, wash basin radiator and fitted shelving.

SEPARATE WC

with radiator.

OUTSIDE

Access from Daniell Road is through a pair of wrought iron gates to a tarmac driveway and turning space and which leads to a DETACHED SINGLE GARAGE with small GARDEN STORE adjacent. On the far side of the bungalow there is a dilapidated WORKSHOP/STUDIO.

The property occupies a large site as delineated within this brochure and with approximately 100 ft frontage to Daniell Road. The site is essentially the former garden to Pencarrow and whilst largely in

grass it has become unkempt and a little overgrown in recent years. There are tremendous views from the garden over the developed nucleus of Truro and including the cathedral spires.,

SERVICES

Mains water, electricity, gas and drainage are connected. There are photovoltaic panels on the front roof elevation.

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

DATA PROTECTION

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.

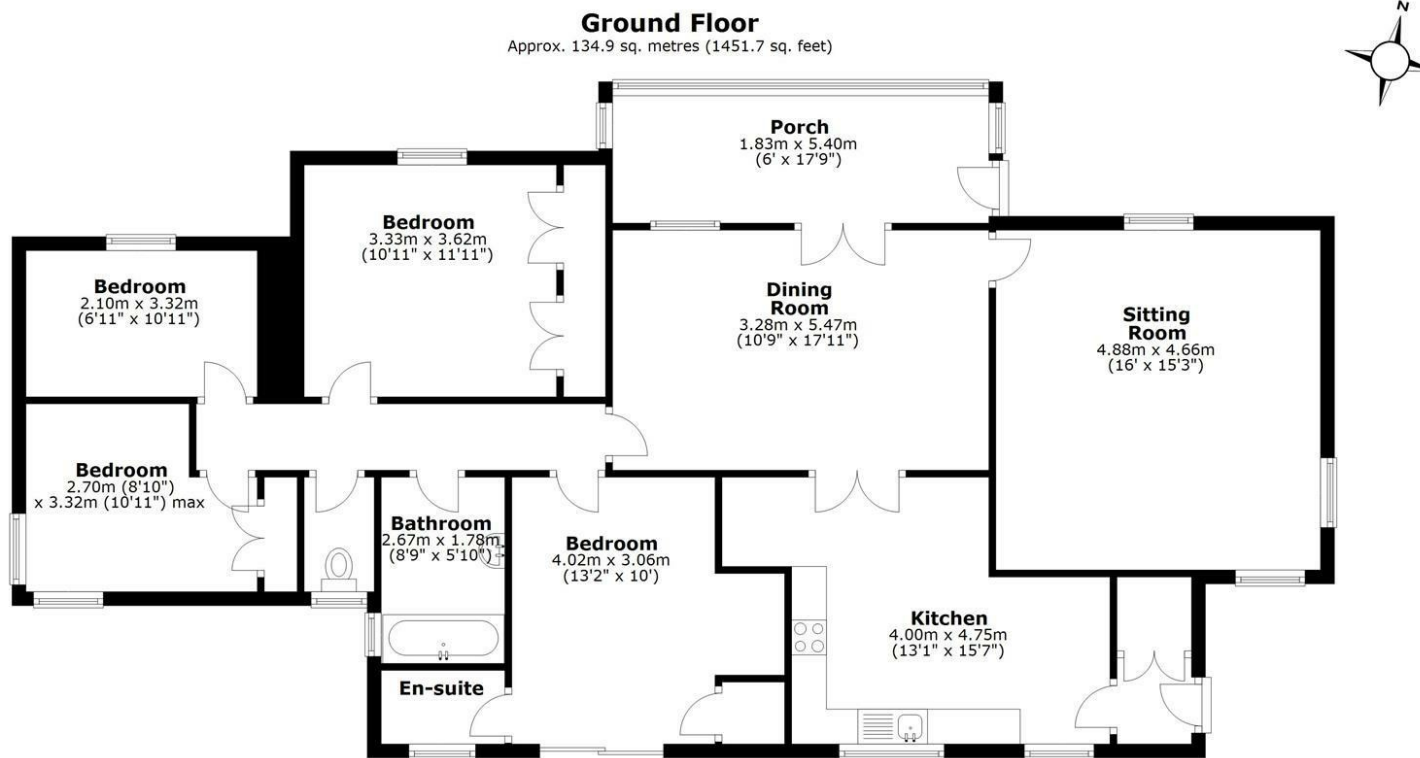
VIEWING

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.

DIRECTIONS

The property will be easily located near the top of Daniell Road with a "for sale" board displayed.

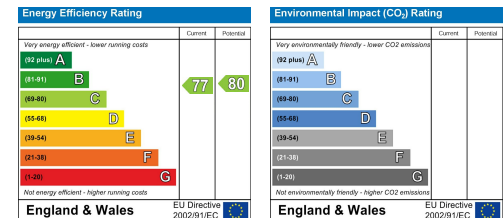




Total area: approx. 134.9 sq. metres (1451.7 sq. feet)

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 illustration purposes only and should be used as such.
Plan produced using PlanUp.

61 Daniell Road, Truro



Philip Martin





LOVE is patient and kind; it is
NOT jealous or conceited or proud;
love is NOT ill-mannered or
selfish or irritable; love does
NOT keep a record of wrongs;
love is NOT happy with evil,
but IS HAPPY WITH THE
TRUTH.
LOVE NEVER GIVES UP;
and it's FAITH,
HOPE, and PATIENCE
NEVER FAIL.
1 Corinthians 13:4-8

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