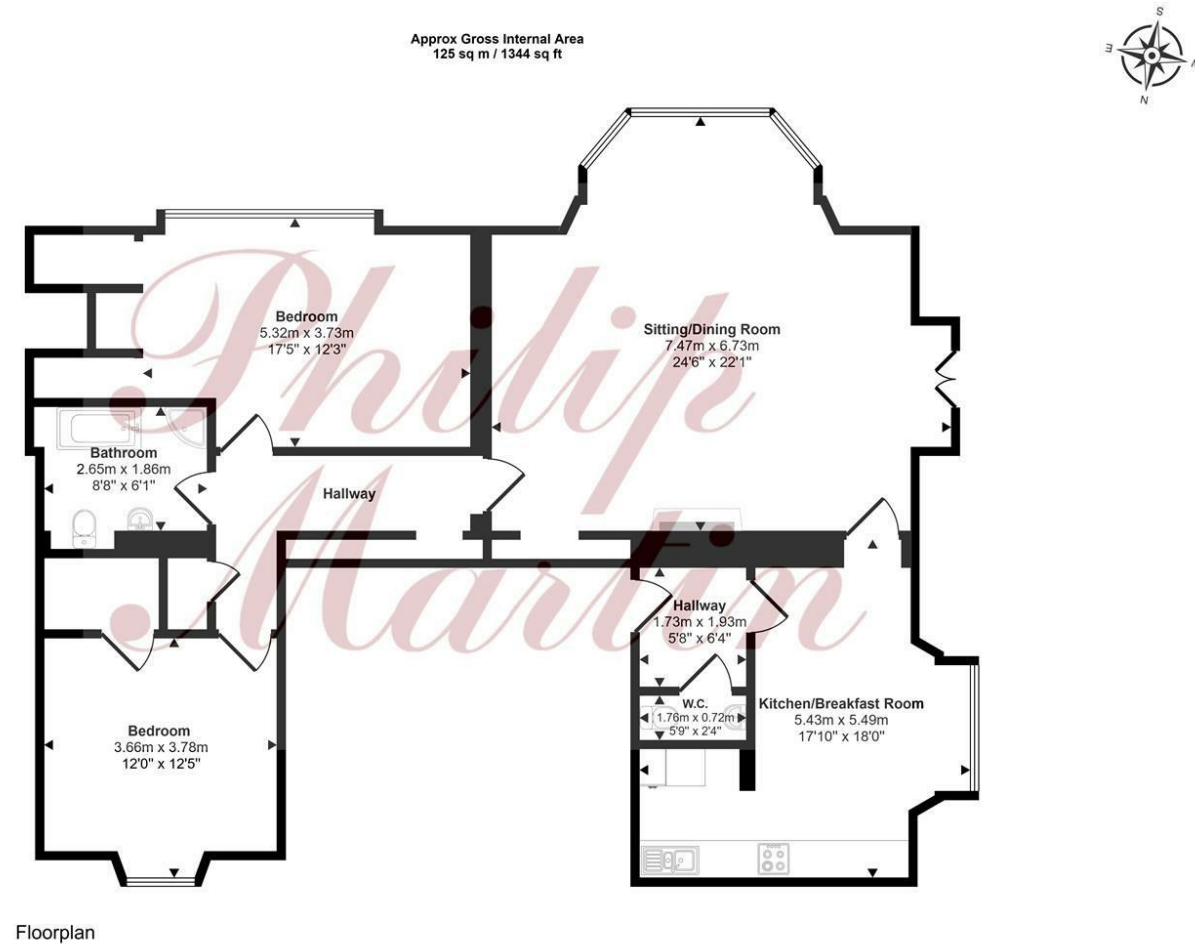


BARRACK LANE, TRURO

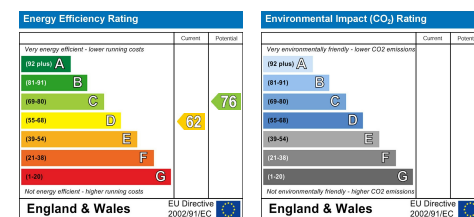


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

KEY FEATURES

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM & W.C.
- GRADE II LISTED
- COMMUNAL GARDENS
- PARKING & GARAGE
- CHARACTER FEATURES
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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FLAT 1, GWENDROC HOUSE BARRACK LANE, TRURO, TR1 2DS

SUBSTANTIAL GROUND FLOOR CHARACTER APARTMENT SOLD WITH NO CHAIN

This delightful Grade II Listed apartment is situated in a highly sought after location within Truro. Occupying a quiet position, yet falls within a stone's throw of the city centre. Offering plenty of character features, and much larger than anticipated; the accommodation includes; two double bedrooms, bathroom, cloakroom, large sitting/dining room and kitchen/breakfast room. There is off road parking, a single garage and a beautiful, established communal garden. Sold with no chain, viewing is highly recommended.

EPC - D. Leasehold. Council Tax -D.

GUIDE PRICE £325,000

THE PROPERTY

Gwendroc House is one of the city's most prestigious period houses located towards the end of Barrack Lane, just off Lemon Street. This Grade II Listed house was built in 1860, and converted into five apartments in the 1970's. The building is a very attractive, period property with mellow stone elevations, large sash windows and occupies a substantial plot with gorgeous formal gardens at the rear; a charming features continuing inside with ornate ceiling cornices and very high ceilings. The apartment is situated only a short distance from the City Centre and the range of amenities on offer. Much larger than first apparent, there is an impressive communal hallway which in turn gives access to the apartment where the accommodation briefly comprises; an entrance hallway, cloakroom, kitchen/breakfast room, large sitting/dining room with window overlooking the gardens, two double bedrooms and a bathroom. There is a single garage, off road parking and use of the immaculately kept communal gardens. Sold with no chain, viewing is highly 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):

ENTRANCE PORCH

Arched covered communal open main entrance porch with tiled floor. Outside light, mellow stone walls and partly glazed double doors opening to:-



COMMUNAL HALLWAY

Providing access into the ground floor apartment of No.1.

ENTRANCE HALLWAY

Door into;

W.C.

Pedestal hand wash basin and low level w.c.

KITCHEN/BREAKFAST ROOM

18'0" x 17'9" (5.49m x 5.43m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Large window to side aspect. Inset stainless steel sink and drainer, space for fridge/freezer, cooker with extractor fan over and plumbing for washing machine. Two radiators. Ample space for table.

SITTING/DINING ROOM

24'6" x 22'0" (7.47m x 6.73m)

Feature south facing bay window to rear overlooking the gardens. Direct access to side leading to garden. Two radiators.

BEDROOM

17'5" x 12'2" (5.32m x 3.73m)

Window to rear overlooking gardens and doors into walk in wardrobes. Radiator.

BEDROOM

12'4" x 12'0" (3.78m x 3.66m)

Window to front and door into walk in wardrobe. Radiator.



BATHROOM

8'8" x 6'1" (2.65m x 1.86m)

Comprising bath, corner shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

GARAGE

Metal up and over door.

OUTSIDE

Gwendroc House has a large tarmac parking and turning area leading to the front and with apartment has two parking spaces. The rear garden is accessed from the side via iron gates. The rear garden is a sheer delight and includes a very large level lawn enclosed within dense borders stocked with mature shrubs and plants providing plenty of privacy. There are various pathways and plenty of sitting out areas from which to enjoy the garden. There are also private wooded areas and several patio barbeque areas etc. The garden is an oasis within the city centre and must be viewed to be appreciated.

SERVICES

Mains water, electricity, drainage and gas.

N.B

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

COUNCIL TAX

D.

TENURE

The apartment is Leasehold with a 999 year lease from 1980. Each owner of the five apartments has a share of

the freehold. The current service charge is £3,000 per annum and this includes building insurance, gardening, lighting and maintenance of common parts and window cleaning of these common parts.

DIRECTIONS

From Truro city proceed up Lemon Street and immediately after the Richard Lander monument turn left into Barrack Lane. Gwendroc House is 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

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.