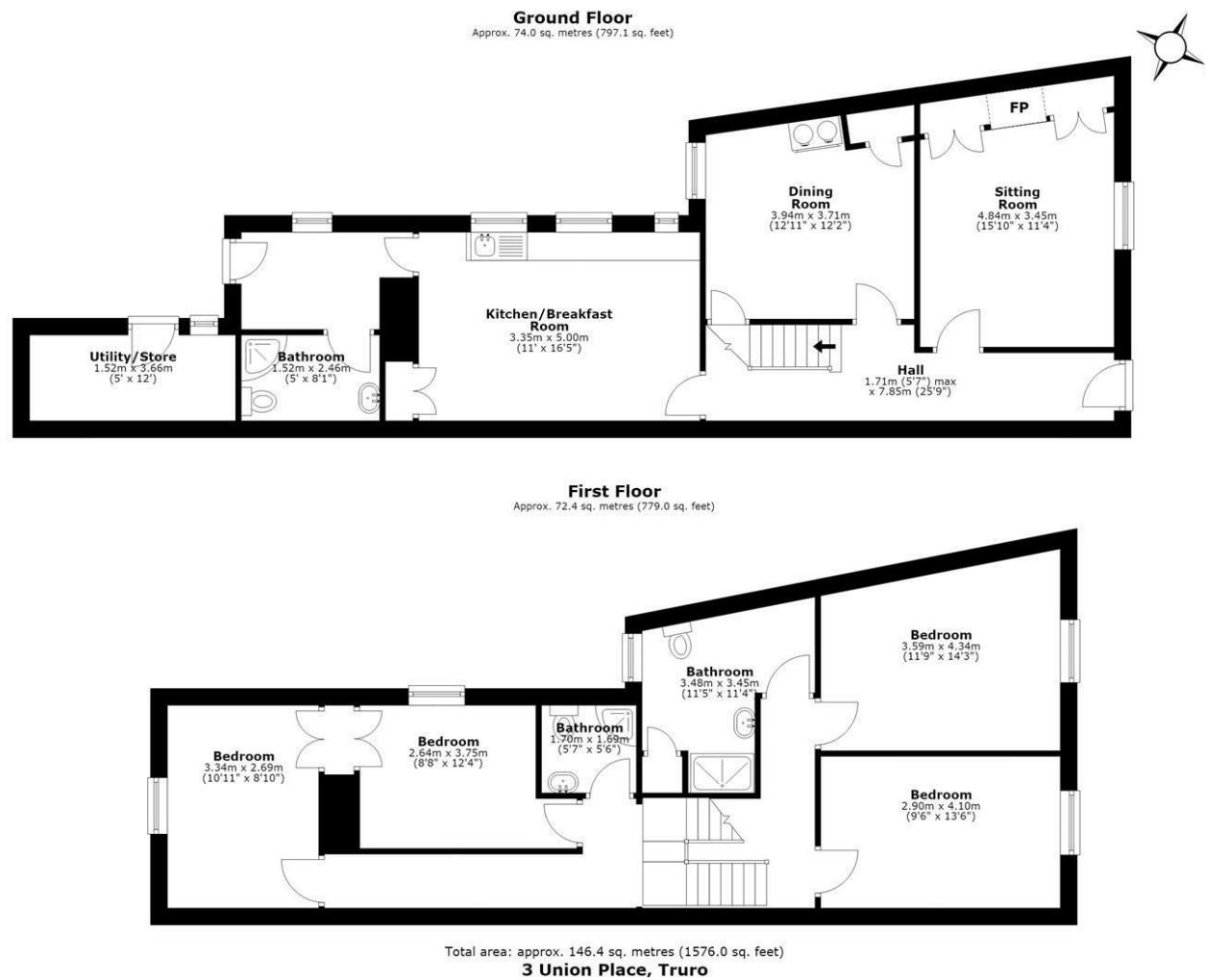


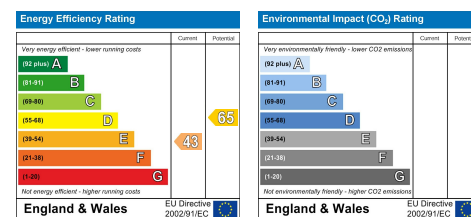
UNION PLACE, TRURO



KEY FEATURES

- PERIOD TOWNHOUSE
- FIVE BEDROOMS
- THREE SHOWER ROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- COURTYARD GARDEN
- OFF ROAD PARKING
- CITY CENTRE LOCATION
- CHARMING 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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3 UNION PLACE, TRURO, TR1 1EP

GRADE II LISTED TOWNHOUSE SOLD WITH NO CHAIN

A charming townhouse situated in the heart of Truro along one of the city's most desirable roads. Full of period features, and offering spacious rooms throughout; in all, the accommodation includes; entrance hallway, two reception rooms, kitchen/breakfast room, three shower rooms and four bedrooms. There is an off road parking space and a rear courtyard. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax - E.

GUIDE PRICE £375,000

THE PROPERTY

A charming Grade II listed Georgian townhouse situated just a stone's throw from Truro Cathedral and the city centre. Much larger than first apparent, the accommodation extends to approximately 1,576 sq ft and boasts many characterful features which include sash windows, high skirting boards, fireplaces, ornate cornicing, picture rails, ceiling roses and a graceful staircase. The ground floor comprises an entrance hall, sitting room, dining room, kitchen/breakfast room and shower room whilst on the first floor there are four bedrooms and two shower rooms. Externally, the property benefits from an off road parking space to the front of the property, with a small rear courtyard to the back.

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

SITTING ROOM

15'10" x 11'3" (4.84m x 3.45m)
Window to front with feature fireplace. Radiator.

DINING ROOM

12'11" x 12'2" (3.94m x 3.71m)
Window to rear. Fitted cupboard. Radiator.

KITCHEN/BREAKFAST ROOM

16'4" x 10'11" (5.00m x 3.35m)
Comprising a range of base level units with worktops over and tiled splashbacks. Two windows to side aspect. Inset stainless steel sink and drainer. Space for cooker and fridge/freezer. Space for dining table. Radiator.

SHOWER ROOM

8'0" x 4'11" (2.46m x 1.52m)
Comprising corner shower cubicle, pedestal hand wash basin and low level w.c.

LANDING

BEDROOM

13'5" x 9'6" (4.10m x 2.90m)
Window to front. Radiator.

BEDROOM

14'2" x 11'9" (4.34m x 3.59m)
Window to front. Radiator.

SHOWER ROOM

11'5" x 11'3" (3.48m x 3.45m)
Comprising double walk in shower cubicle, hand wash basin and low level w.c. Obscured window to rear. Airing cupboard. Loft access.

BEDROOM

12'3" x 8'7" (3.75m x 2.64m)
Window to side. Fitted cupboard. Radiator.



BEDROOM

10'11" x 8'9" (3.34m x 2.69m)
Window to rear. Fitted cupboard. Radiator.

SHOWER ROOM

5'6" x 5'6" (1.70m x 1.69m)
Comprising corner shower cubicle, pedestal hand wash basin and low level w.c.

UTILITY ROOM

12'0" x 4'11" (3.66m x 1.52m)
Useful storage facility that could also be utilised as a utility room with plumbing for washing machine and tumble dryer.

OUTSIDE

There is an off road parking space to the front of the property, with a small courtyard to the rear with a useful outbuilding providing further storage.

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

E.

TENURE

Freehold.



DIRECTIONS

From Trafalgar roundabout proceed along St. Clement Street. Approximately 400 metres after the 2nd set of traffic lights turn left into Union Place. Level walking access is also available. Number 3 can be found immediately on the left hand side and will be easily identifiable with a Philip Martin for sale board.

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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