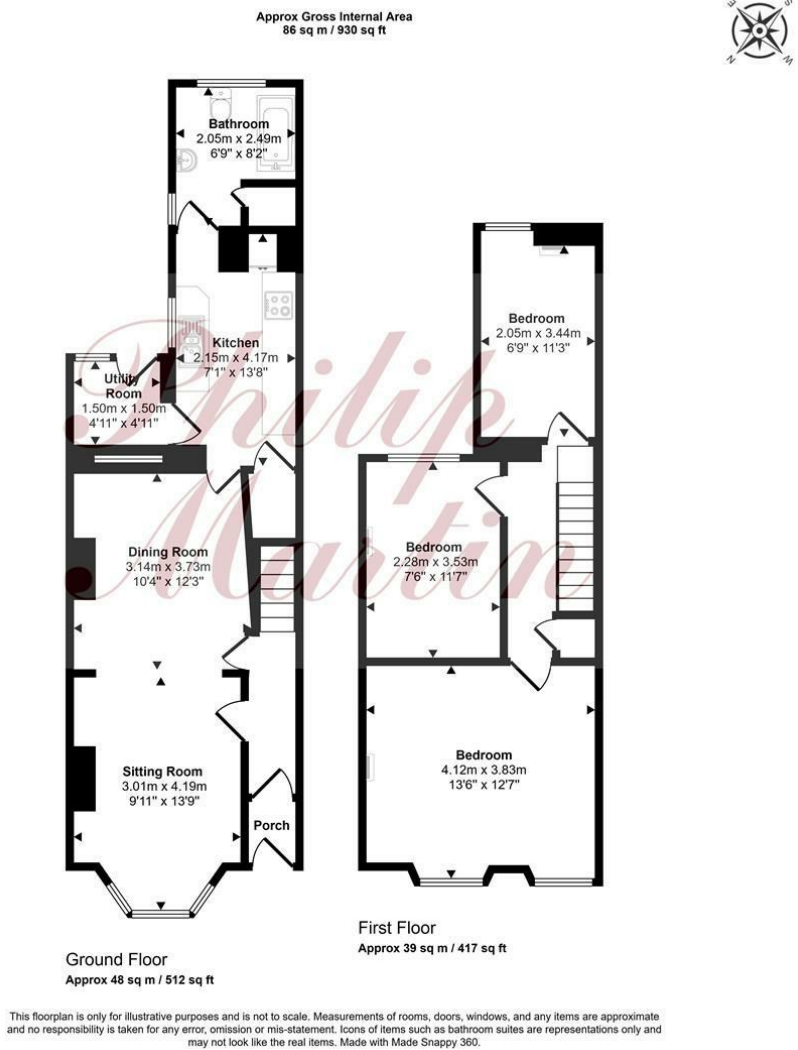


TREHAVERNE TERRACE, TRURO

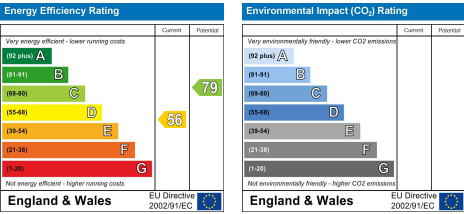


KEY FEATURES

- TERRACED TOWNHOUSE
- THREE BEDROOMS
- KITCHEN & UTILITY ROOM
- BATHROOM
- OPEN PLAN SITTING/DINING ROOM

- REAR COURTYARD GARDEN
- PERMIT PARKING
- POPULAR RESIDENTIAL AREA
- CHARACTER FEATURES
- NO CHAIN

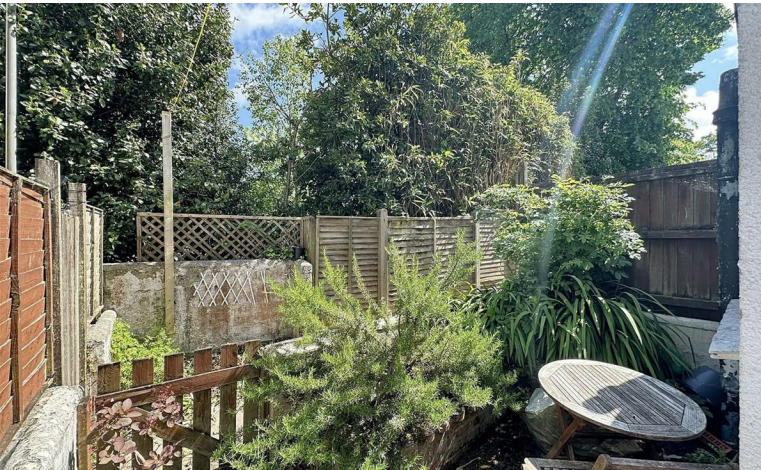
ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



6 TREHAVERNE TERRACE, TRURO, TR1 3SE
PERIOD TOWNHOUSE SOLD WITH NO CHAIN

This three bedroom Victorian townhouse is situated in one of Truro's most sought after residential addresses, ideally located for easy access to the city centre and St Marys Church of England Primary School. The property has many period features and in all the accommodation includes; entrance hallway, open plan sitting/dining room, kitchen, utility, bathroom and three bedrooms. There is a rear courtyard garden and permit parking to the front. Sold with no chain, internal viewing is recommended.
EPC - D. Freehold. Council Tax - C.

PRICE GUIDE £295,000

CONTACT US

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THE PROPERTY

6 Trehaverne Terrace is a three bedroom period townhouse situated on the Kenwyn side of Truro and is within walking distance of the city centre, as well as rural walks towards Idless Woods. The property boasts character features throughout with stained glass, original timber doors, sash windows, original fireplaces and exposed ceiling beams. The accommodation comprises an open plan sitting/dining room with a bay window to front aspect and feature fireplace, kitchen with door into a utility room and bathroom to the ground floor, with three bedrooms to the first floor. Subject to necessary planning consents, several properties in the terrace have developed their roof space to create further accommodation. The property also benefits from mains gas central heating (with a new boiler installed in March 2024). There is permit parking available at the front of the property whilst at the rear there is a courtyard garden which enjoys the sunny aspect throughout the day.

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

With feature part stained glass timber door and stairs rising to first floor.



SITTING ROOM

13'8" x 9'10" (4.19m x 3.01m)

Open plan sitting/dining room with bay window to front aspect and original feature fireplace. Radiator.

DINING ROOM

12'2" x 10'3" (3.73m x 3.14m)

Window to rear aspect and door into kitchen. Radiator.

KITCHEN

13'8" x 7'0" (4.17m x 2.15m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to side aspect. Integrated electric oven and four ring gas hob with extractor fan over with space for undercounter fridge. Access to under stairs storage cupboard.

BATHROOM

8'2" x 6'8" (2.49m x 2.05m)

Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

UTILITY ROOM

4'11" x 4'11" (1.50m x 1.50m)

With plumbing for washing machine and door out onto courtyard garden.

FIRST FLOOR

LANDING

Access to useful storage cupboard and doors into;



BEDROOM

13'6" x 12'6" (4.12m x 3.83m)

Two sash windows to front aspect. Feature original fireplace. Radiator.

BEDROOM

11'6" x 7'5" (3.53m x 2.28m)

Window to rear aspect. Feature original fireplace. Radiator.

BEDROOM

11'3" x 6'8" (3.44m x 2.05m)

Window to rear aspect. Radiator.

OUTSIDE

To the rear of the property is a courtyard garden that provides a pleasant outdoor seating area with pedestrian rear access.

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

C.

TENURE

Freehold.

DIRECTIONS

Proceed out of Truro heading towards Kenwyn on the

B3284 and turn right signposted Trehaverne Terrace and the property will be found on the right hand side of the road.

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.