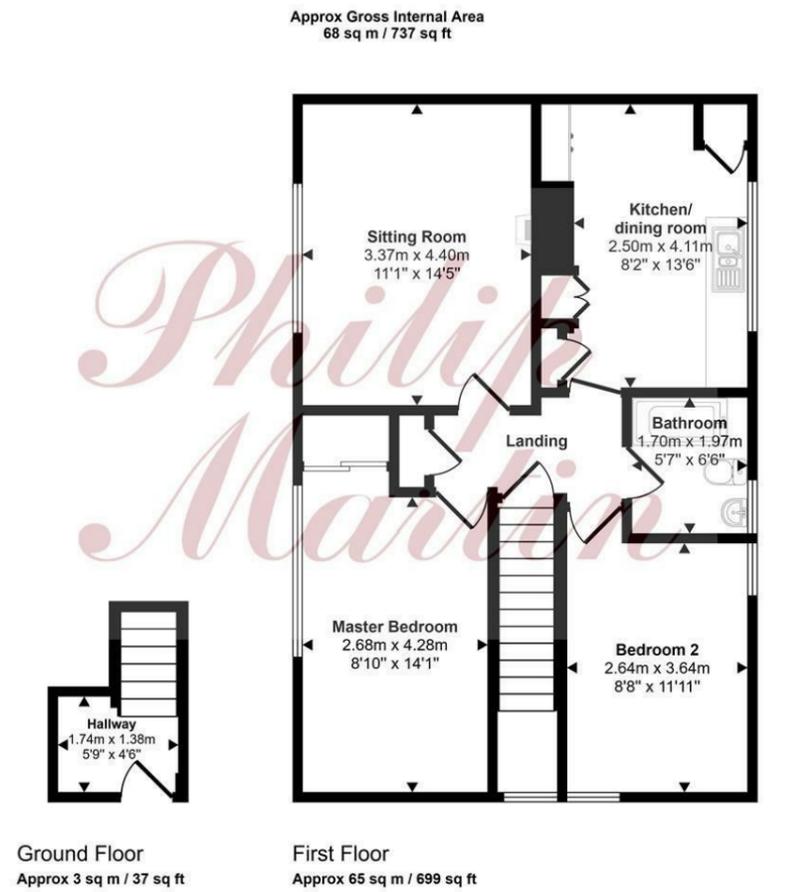


TREGURRA LANE, TRURO



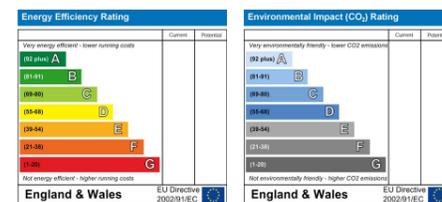
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- First Floor
- Kitchen/Dining Room
- Spacious Rooms
- Close to Truro
- Two Bedrooms
- Bathroom
- Enclosed Garden
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



CONTACT US

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17 TREGURRA LANE, TRURO, TR1 1RD  
SPACIOUS FIRST FLOOR APARTMENT ON CITY OUTSKIRTS

Located in a very convenient position on the eastern side of Truro.  
In need of general updating but offering huge potential at a very affordable price.  
Light and spacious rooms including two double bedrooms, kitchen/dining room, sitting room and bathroom.  
At the front is a south facing enclosed garden.

Sold with no chain.  
Leasehold. EPC - E. Council Tax Band A

GUIDE PRICE £110,000

**GENERAL COMMENTS**

An excellent opportunity to purchase a first floor apartment at a very affordable price.

17 Tregurra Lane is being sold with no chain and is a spacious first floor flat with light and spacious rooms. It is in need of general updating but offers huge potential and is in a convenient location on the eastern side of Truro close to Waitrose and the Cornish food hall. Thought ideal for first time buyers, downsizers, or investors. It is well placed for local amenities, public transport links, and easy access to the city centre and surrounding areas.

The accommodation includes kitchen/dining room, sitting room, two double bedrooms and bathroom. Outside is a south facing enclosed garden.

**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.

**ENTRANCE HALL**

Stairs leading up to the first floor.

**LANDING**

Doors to all rooms. Storage cupboard.

**KITCHEN/DINING ROOM**

8'2" x 13'5" (2.50m x 4.11m)

Base level units. Stainless steel sink with single drainer. Window to the rear.

**SITTING ROOM**

11'0" x 14'5" (3.37m x 4.40m)

Window to the front. Feature fireplace. Electric radiator.

**BEDROOM ONE**

8'9" x 14'0" (2.68m x 4.28m)

Window to the front. Built in wardrobe. Electric radiator.

**BEDROOM TWO**

8'7" x 11'11" (2.64m x 3.64)

A twin aspect room with windows to side and rear. Electric radiator.

**BATHROOM**

5'6" x 6'5" (1.70m x 1.97m)

A fully tiled room comprising wash hand basin, low level w.c, bath with shower over. Heated towel rail. Obscured window to rear.

**OUTSIDE**

There is an enclosed south facing front garden with gently sloping lawn.

**SERVICES**

Mains electric, water and drainage are connected.

**N.B**

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

**COUNCIL TAX**

BAND A

**TENURE**

Leasehold.

**DIRECTIONS**

Proceed out of Truro along Bodmin Road turning left at the mini roundabout into Tregurra Lane. The flat is easily located on the left hand side where a Philip Martin sale board has been erected.

**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.