TRURO







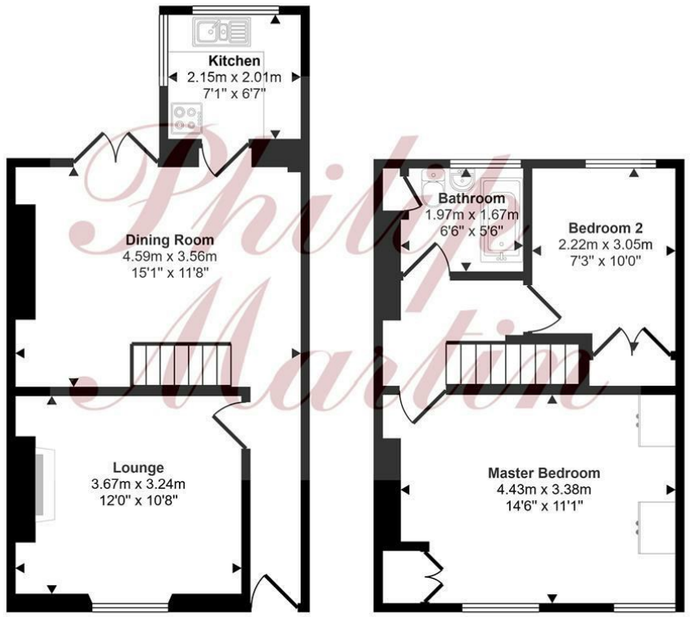
55 RICHMOND HILL, TRURO, TR1 3HR

ATTRACTIVE PERIOD COTTAGE CLOSE TO THE CITY CENTRE

In a very convenient setting within a short walk of the city centre and railway station.
In good condition with well proportioned, light and airy rooms.
Two bedrooms, sitting room, dining room, kitchen and bathroom.
Enclosed rear garden enjoying a sunny aspect.
Mains gas central heating. Double glazing throughout.
Sold with no chain. Internal viewing essential.
Leasehold -5000 Year Lease. EPC D. Council Tax Band B.

GUIDE PRICE £195,000

Approx Gross Internal Area
71 sq m / 766 sq ft



Ground Floor
Approx 38 sq m / 407 sq ft

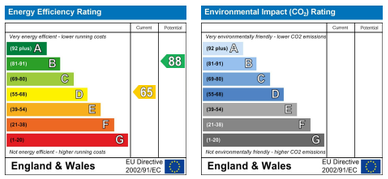
First Floor
Approx 33 sq m / 359 sq ft

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

- Two Bedrooms
- Dining Room
- Bathroom
- Gas Central Heating
- No Chain
- Sitting Room
- Kitchen
- Enclosed Garden
- Double Glazing
- Viewing Essential

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

General Comments

55 Richmond Hill is an attractive terraced period cottage located in a very convenient location within Truro city, just a short walk from the shopping centre and main line railway station. The cottage has been let for many years, is in generally good condition throughout and is sold with vacant possession and no chain. The accommodation includes sitting room, dining room and kitchen on the ground floor with two bedrooms and bathroom upstairs. All of the windows and doors are double glazed and the cottage has mains gas central heating. French doors have been added in the dining room that lead to the rear garden, this is a nice addition and allows plenty of natural light into the room. Outside is a pleasant enclosed rear garden that enjoys the sun all day. We understand that 55 Richmond Hill is Leasehold on a very long 5000 year lease from 1840 with a fixed annual ground rent of £1.20.

Location

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 Hall

Modern electric consumer unit and smart meter. Radiator. Opening through to the dining room and door to:

Sitting Room

12'0" x 10'7" (3.67m x 3.24m)
Feature fireplace with antique pine surrounding and mantle, tiled hearth. Shelves in firebreast recess. Double glazed window to front with blind. Satellite point. Radiator.

Dining Room

15'0" x 11'8" (4.59m x 3.56m)
French doors leading to rear garden. Stairs to first floor. Radiator. Former fireplace currently blocked off. Shelves in firebreast recess. Satellite point. Part glazed, period door opening to:

Kitchen

7'0" x 6'7" (2.15m x 2.01m)
Range of base and eye level, shaker style kitchen units with solid wood worktops. Belfast sink with mixer tap over. Radiator. Two windows overlooking the rear garden with window blinds. Gas Beko cooker with stainless steel extractor hood over.

First Floor

Landing with loft access and radiator.

Bedroom One

14'6" x 11'1" (4.43m x 3.38m)
A large double bedroom with two windows to front affording plenty of natural light. Built in wardrobes. Radiator. Satellite point.

Bedroom Two

10'0" x 7'3" (3.05m x 2.22m)
Window overlooking the rear garden enjoying views over the city and viaduct. Radiator. Built in wardrobe. Loft access.













Bathroom

6'5" x 5'5" (1.97m x 1.67m)
A modern white suite comprising low level w.c, pedestal wash hand basin, panel bath with fully tiled surround and shower attachment from bath over. Part frosted window to rear. Boiler cupboard housing Ariston mains gas fired combination boiler. Radiator. Exposed wood floor.

Outside

Enjoying a sunny aspect with plenty of sitting out space, including a raised deck and gravel area. Enclosed within solid walls and very secure. Glimpses of the Truro cathedral. Outside tap and light.

Tenure

Leasehold - 5000 year lease from 1840. Fixed Ground Rent: £1.20 Per Annum.
We understand that it is possible to purchase the Freehold. Further information from the agents.

Services

Mains water, electric, drainage and gas are connected.

N.B

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

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

Proceed from the city centre towards the train station and on reaching Richmond Hill, number 55 can be found a short way up on the right hand side where a Philip Martin sale board has been erected.