CARCLEW STREET, TRURO

41 CARCLEW STREET, TRURO, TR1 2DZ

TWO BEDROOM MID TERRACE CHARACTER COTTAGE WITH LARGE GARDEN

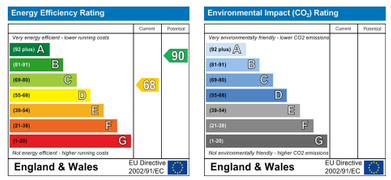
Situated in the heart of Truro and within walking distance of the city centre, this two bedroom property offers an abundance of character throughout; including a wood burning stove, open beamed ceilings and sash windows. The cottage has been modernised throughout with the implementation of mains gas central heating and a newly upgraded shower room.
EPC - D.

GUIDE PRICE £199,950

KEY FEATURES

- Character Cottage
- Two Bedrooms
- Sitting Room
- Kitchen/ Dining Room
- Shower Room
- Large Rear Garden
- Characterful
- City Centre Location
- Mains Gas Central Heating
- Viewing Essential

ENERGY PERFORMANCE RATING



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RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

THE PROPERTY

41 Carclew Street is a fantastic mid terraced character cottage situated within a very short stroll of the city centre. The property has been magnificently upgraded by the current owners, including a new gas central heating system and a brand new shower room. The accommodation includes two bedrooms to the first floor whilst the ground floor comprises an entrance hall, sitting room, kitchen/ dining room and shower room. The rear garden is incredibly rare for a property of this type and situation and enjoys the sunny aspect throughout the day. Initially laid to decking and providing a wonderful, private outdoor seating area, the garden then extends to lawn with a paved pathway leading to the bottom of the garden. Here, there is a garden shed, as well as a rear pedestrian access gate. Permit parking for Carclew Street is available from the council.

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 HALL

SITTING ROOM

10'10" x 10'5" (3.32 x 3.18)
Sash window to front aspect. Radiator. Wood burning stove and door into;

KITCHEN/ DINING ROOM

19'7" x 10'1" (5.99 x 3.09)
Open plan kitchen/ dining room with open beamed ceilings comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer. Space for cooker, fridge/freezer, dishwasher and washing machine. Gas central heating boiler. Understairs cupboard. Window and door to rear aspect and additional skylight allowing for plenty of light. Two radiators.

SHOWER ROOM

Fantastically upgraded with a fully tiled shower cubicle with mixer shower, hand wash basin with storage cupboard under and low level W.C. Heated towel rail. Window to rear and extractor fan.

FIRST FLOOR

BEDROOM ONE

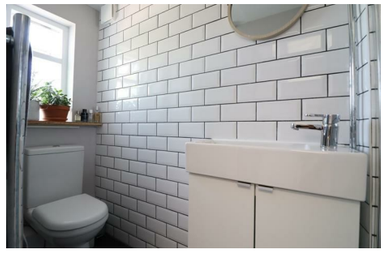
10'6" x 10'9" (3.22 x 3.30)
Sash window to front aspect, radiator and access to loft.

BEDROOM TWO

8'4" x 9'3" (2.56 x 2.84)
Window to rear aspect. Built in storage cupboard and radiator.

OUTSIDE

To the rear of the property is a large, enclosed garden and therefore perfect for children and pets. Enjoying the sunny aspect throughout the day; it has been initially laid to a decking area and then further extends to lawn with flower beds surrounds and walled boundaries. There is a paved pathway leading down through the garden to a rear pedestrian access gate.



SERVICES

Mains water, electric, drainage and gas.

N.B

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

DIRECTIONS

From the centre of Truro, proceed up Lemon Street and turn left into Carclew Street. No. 41 can then be easily located after a short distance on the left 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.

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