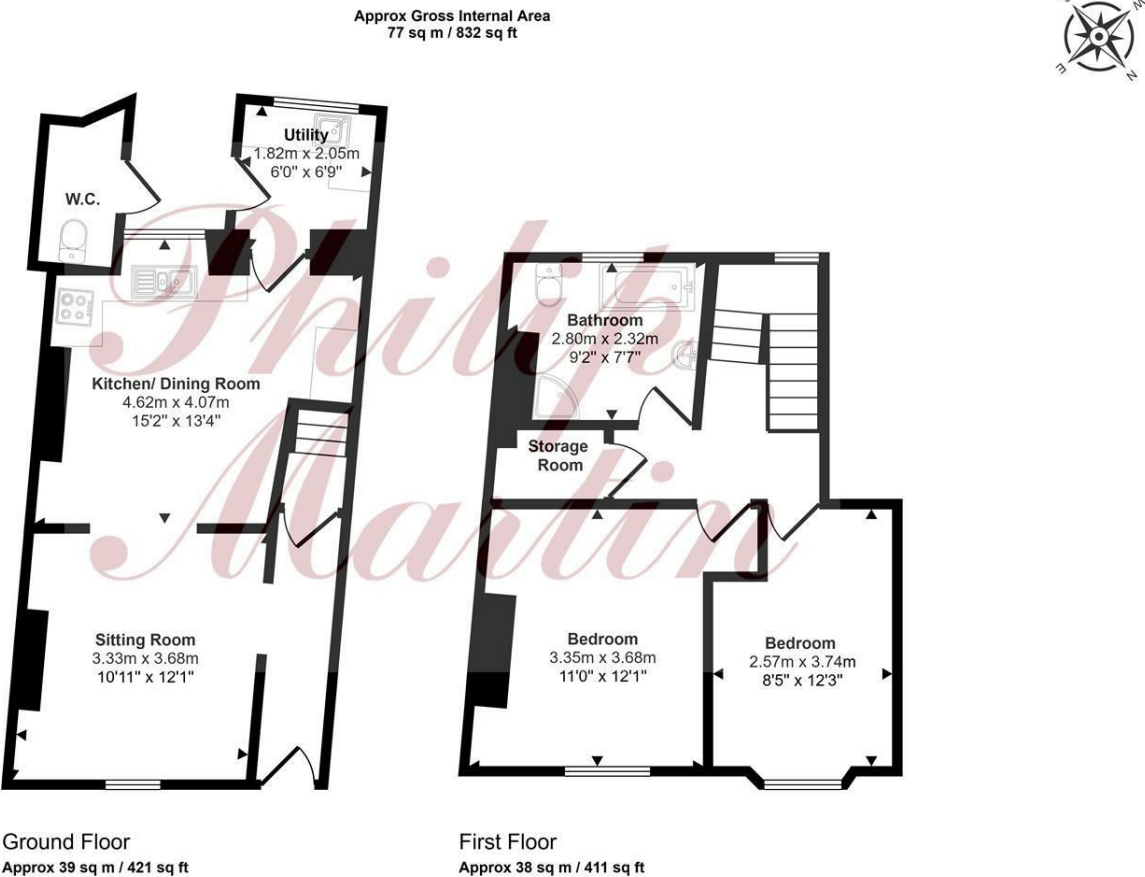


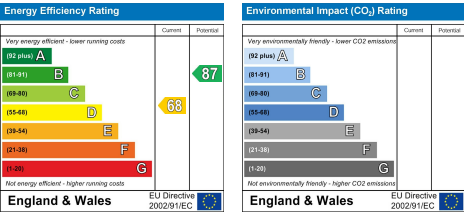
CARCLEW STREET, TRURO



KEY FEATURES

- CHARMING COTTAGE
- TWO BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- OUTDOOR W.C.
- BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN

ENERGY PERFORMANCE RATING



3 CARCLEW STREET, TRURO, TR1 2DY

CHARACTER COTTAGE WITH PARKING & SOLD WITH NO CHAIN

Situated in one of the most convenient parts of the city, easily accessible on foot to the shopping centre and yet away from busy traffic. Beautifully renovated in recent years and geared for low maintenance living with gas central heating and double glazing. Sitting room, kitchen/dining room, utility, two bedrooms and large bathroom. Rear courtyard garden and parking space for two cars. Sold with no chain, viewing highly recommended.
EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £275,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



THE PROPERTY

This two bedroom traditional stone fronted cottage is situated in one of the most sought after roads in the heart of Truro; just a stone's throw from the city centre. In all, the accommodation comprises; entrance hallway, sitting room, kitchen/dining room and utility room to the ground floor with two bedrooms and a bathroom to the first floor. There is an outdoor w.c. with steps leading up to a rear garden that has been terraced and provides an outdoor seating area. There is a rear pedestrian gate leading to the off road parking. The front elevation directly abuts Carclew Street but the property also has the rare advantage of secondary frontage to the top end of St. Aubyns Road which gives access to private parking for two cars. The property will appeal to a wide range of buyers, both young and old and may also appeal to someone looking for an investment for letting.

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

HALLWAY

With radiator and half glazed door opening to inner stair lobby with stairs leading to the first floor. The hall is also open plan to the:-

SITTING ROOM

11'3" x 11'10" (3.43m x 3.61m)

Window to front aspect with double radiator and archway providing access through to:-

KITCHEN/DINING ROOM

14'0" x 11'8" (4.27m x 3.56m)

Comprising a range of base and eye level units with worktops over and tiled splashbacks. Space for free standing fridge freezer and dining table. Door into;

UTILITY ROOM

6'3" x 6'2" (1.93m x 1.88m)

With fitted base cupboards, wall mounted storage cupboards and work surface area with round bowl sink inset. Plumbing and space for washing machine, radiator and gas fired central heating boiler.

FIRST FLOOR

LANDING

A spacious area with access to loft complete with loft ladder and light. Large walk-in cupboard with radiator and fitted shelving.

BEDROOM ONE

12'5" x 10'9" (3.81m x 3.28m)

Window to front. Radiator.

BEDROOM TWO

12'2" x 8'5" (3.73m x 2.57m)

Window to front. Radiator.

STORAGE CUPBOARD



BATHROOM

9'2" x 7'7" (2.80m x 2.32m)

Comprising bath, corner shower cubicle, pedestal wash hand basin and w.c. Wall mounted mirror/storage rack and ladder rack radiator. Window to rear.

OUTSIDE

The rear door opens to a brick paved courtyard which has access to an outdoor W.C. with electricity connected.

From the courtyard, steps lead up to a patio garden with a range of shrubs. From here further steps rise to a pedestrian gate leading to the car parking area which facilitates space for two small cars. Outside light and outside tap.

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

B.

TENURE

Freehold.

DIRECTIONS

When turning into Carclew Street from the Lemon Street direction continue to the end of the road where no. 3 will be easily located on the right hand side.

