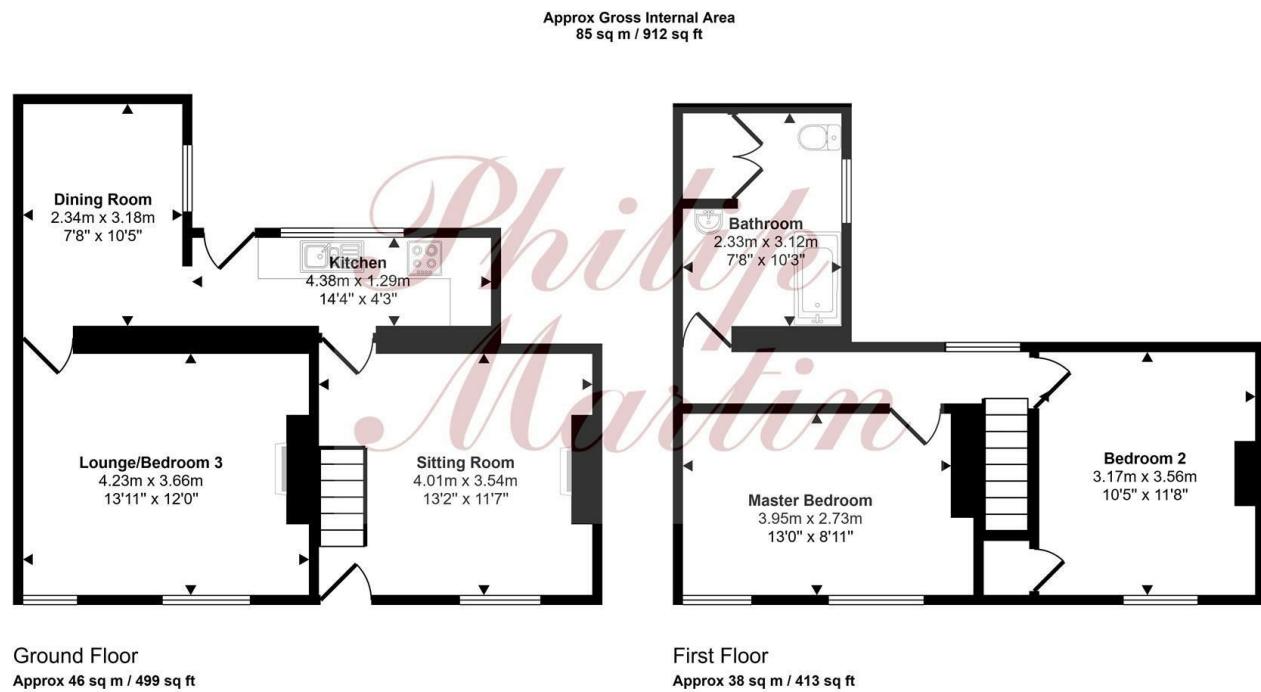


RICHMOND PLACE, TRURO

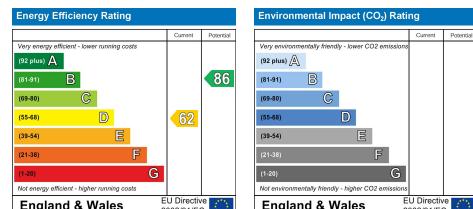


KEY FEATURES

- Two/Three bedrooms
- Lounge
- Bathroom
- Gas Central Heating
- Beautifully Presented

- Sitting Room
- Dining Room
- Enclosed Courtyard Garden
- No Chain
- Viewing Essential

ENERGY PERFORMANCE RATING



CONTACT US

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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 RICHMOND PLACE, TRURO, TR1 3HU  
ATTRACTIVE DOUBLE FRONTED COTTAGE IN CITY CENTRE

Tucked away in a quiet setting within a short walk of the city centre and railway station.

Beautifully presented with light and spacious rooms.

Two/Three Bedrooms, sitting room, lounge (or third bedroom), dining room, kitchen and bathroom.

Enclosed rear courtyard. Gas Central Heating.

Sold with no chain. Internal viewing essential.

Freehold. EPC D. Council Tax Band B.

GUIDE PRICE £215,000

## GENERAL COMMENTS

6 Richmond Place is very attractive double fronted period cottage situated in a very convenient location within a well-established part of Truro; located not far from the mainline railway station and in a side street which is effectively a cul-de-sac. The property is easily accessible on foot to the main shopping area of the city.

The cottage is extremely well presented with very versatile accommodation including two bedrooms and bathroom on the first floor with sitting room, kitchen, dining room and lounge downstairs. The sitting room has been used as a third bedroom in the past. At the rear is a small enclosed courtyard and a couple of useful storage sheds. The cottage has mains gas central heating, . The property is sold with no chain. An internal viewing is essential.

## TRURO

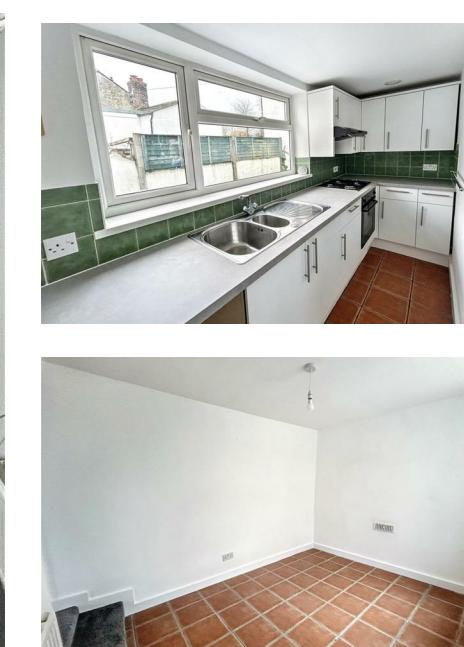
Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

## SITTING ROOM

13'1" x 11'7" (4.01 x 3.54)

Window to front. Stairs leading to first floor. Feature fireplace with wood surround and mantle (not used). Radiator. Door to:



## KITCHEN

14'4" x 4'2" (4.38 x 1.29)

Base and eye level modern kitchen units. One and a half bowl stainless steel sink/drainer, integral oven with gas hob and extractor hood over. Space and plumbing for washing machine. Tiled floor. Radiator. Window to rear. Half glazed door to rear courtyard and door opening to:

## DINING ROOM

7'8" x 10'5" (2.34 x 3.18)

Window to rear, tiled floor, radiator. Steps to:

## LOUNGE/BEDROOM THREE

13'10" x 12'0" (4.23 x 3.66)

A well proportioned room with two windows to front. Feature fireplace with attractive wooden surround, mantle and slate hearth. Storage cupboards under the windows. Radiator. A versatile room that has recently been used as a third bedroom.

## FIRST FLOOR

Landing.

## BEDROOM ONE

12'11" x 8'11" (3.95 x 2.73)

Two windows to front, radiator.

## BEDROOM TWO

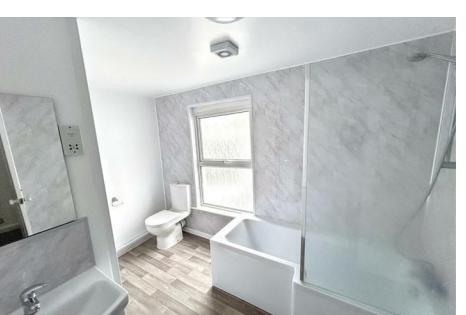
10'4" x 11'8" (3.17 x 3.56)

Window to front, radiator.

## BATHROOM

7'7" x 10'2" (2.33 x 3.12)

Modern white suite comprising low level w.c, pedestal



## 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.

## OUTSIDE

At the rear is an enclosed courtyard that is private with plenty of space for sitting out. There are two outside stores and outside tap. There is very little maintenance required. The garden is enclosed within a solid wall with wooden garden fence over.

## SERVICES

Mains water, electricity, gas and drainage.

## 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

From the railway station and proceeding down into the city via Richmond Hill take the first right into Bosvigo Road. Follow this road for a short distance and Richmond Place can be found on the left hand side where No.6 is located on the right hand side.

## TENURE

FREEHOLD

## COUNCIL TAX AND EPC

Council Tax - B. EPC - D