



11 Polwhele Road, Truro, TR1 1RF
£120,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- CASH BUYERS ONLY – Cornish Unit Construction
- Ground floor flat
- 2 double bedrooms, bathroom
- Large living room, kitchen/diner
- Private rear garden plus outbuilding
- Great investment purchase
- No onward chain
- Video tour available



Living Room



Available for CASH BUYERS ONLY a spacious 2 double bedroom ground floor apartment in good condition with good sized private garden. A great home or investment, available with no onward chain.



The Property

A ground floor flat located in a quiet residential location available to CASH BUYERS ONLY due to the 'Cornish Unit' construction - therefore not being acceptable for mortgage purposes.

Bought in 2019 by my client and having undergone a thorough renovation, the spacious accommodation comprises entrance hall with storage, two double bedrooms, large living room, bathroom and fully fitted kitchen/diner with further integrated storage. All is well presented and ready to move in to and benefits from gas central heating, modern electrics and double glazing.

To the rear there is a great sized private rear garden which is South facing and has the added benefit of a lean-to outbuilding with plumbing for a washing machine and lots of storage space. Parking is available on the street and is unrestricted.

This would make a lovely affordable home or an excellent investment with a track record of profitably offering a 9-10% gross yield on the asking price, available immediately and with no onward chain.

The Location

Polwhele Road is located on the North/East side of the city and is a quiet residential location benefiting from being a cul-de-sac with no passing traffic. You can drive in to Truro city centre in around 5 minutes and a walk is less than a mile and around 20 minutes. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket, a local convenience store and a great nearby fish & chip shop. You are very quickly out into the countryside here, there are lovely walks nearby and to North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Heading out of town North you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Bedroom 1



Bedroom 2



Property Information

Tenure: Leasehold

Leasehold Terms: 125 years from 1994 (94 years remaining). £173 service charge per year. £10 ground rent per year. Freeholder Cornwall Council.

Council Authority: Cornwall

Council Tax Band: B

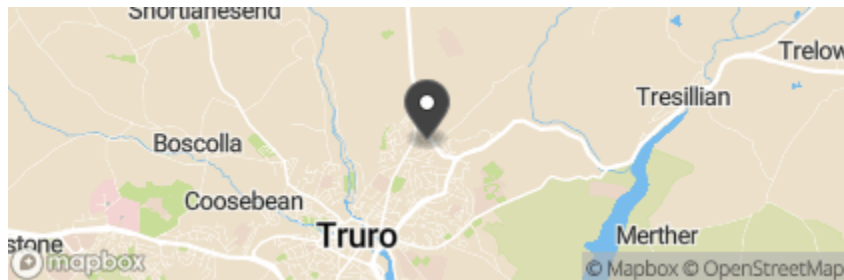
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks – EE/Vodafone/O2 (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



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