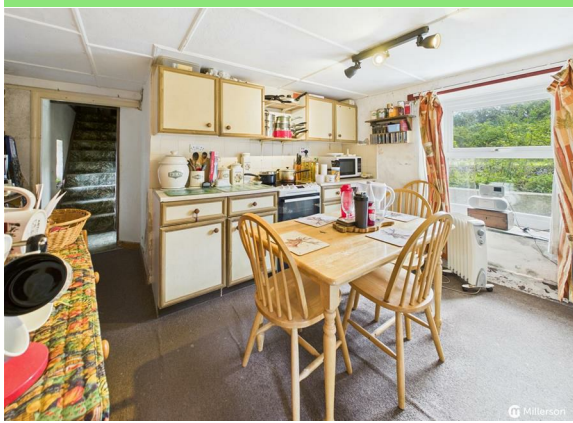


Rose
Truro
TR4 9PH

Asking Price £275,000

- THREE/FOUR BEDROOM END TERRACE COTTAGE
- QUIET RURAL POSITION
- LESS THAN TWO MILES TO PERRANPORTH BEACH
 - LAWNED GARDEN
 - OFF ROAD PARKING
- USEFUL DETACHED STONE OUTBUILDING
- REQUIRES REFURBSIHMENT
 - NO ONWARD CHAIN
 - SCAN QR FOR MATERIAL INFORMATION



Tenure - Freehold

Council Tax Band - C

Floor Area - 828.70 sq ft



4



1



1



F30

PROPERTY DESCRIPTION

Offered for sale with no onward chain is this extended, end of terrace cottage situated less than 2 miles from Perranporth beach in the rural hamlet of Rose. The property sits on a quiet lane with fields on opposite sides and accommodation comprising an entrance hall, lounge, kitchen/diner, ground floor bathroom, ground floor bedroom/office and three first floor bedrooms. Outside, the property enjoys a pleasant lawned garden which lies to the front and side, off road parking for up to two cars and a useful detached stone outbuilding which could be converted into a studio/workshop. Internally the property would benefit from some refurbishment but does offer a blank canvas for growing family to make this rural home their own.

ACCOMMODATION IN DETAIL

(All measurements are approximate)

ENTRANCE

Obscure double glazed door into:

ENTRANCE HALL

Double glazed window, doors to kitchen, bathroom and bedroom four/office.

BEDROOM FOUR/OFFICE

Double glazed window, night storage heater.

BATHROOM

A three piece bathroom suite comprising bath with electric shower over, W.C and hand basin, tiled walls, airing cupboard housing immersion water heater, obscure double glazed window.

KITCHEN

A range of fitted base and wall units with stone effect work surfaces and tiled splash backs, stainless steel sink with mixer tap and drainer, spaces for oven, washing machine and fridge/freezer, double glazed window.

INNER HALL

double glazed window, stairs to first floor, door into:

LOUNGE

Feature cast iron fireplace with ornate tiles and wooden

surround, double glazed window and obscure double glazed door, under stairs storage cupboard.

FIRST FLOOR

LANDING

Loft hatch, doors to bedrooms.

BEDROOM ONE

Dual aspect double glazed windows, night storage heater.

BEDROOM TWO

Double glazed window.

BEDROOM THREE

Double glazed window.

OUTSIDE

The property is approached over a pedestrian pathway leading to the front door and into the main garden which extends beyond the front and to the side. The garden is laid lawn with a combination of traditional Cornish hedging and fenced boundaries which then leads to an area of parking for up to two cars. This is accessed through a five bar gate which the neighbouring property has a right of access. On the other side of the driveway is a useful and versatile detached stone outbuilding which could be converted into a studio/workshop.

MATERIAL INFORMATION

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: None

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Poor, EE - Poor

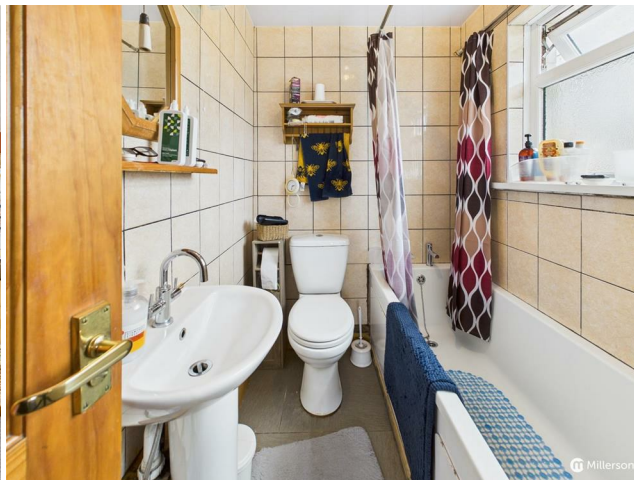
Parking: Driveway

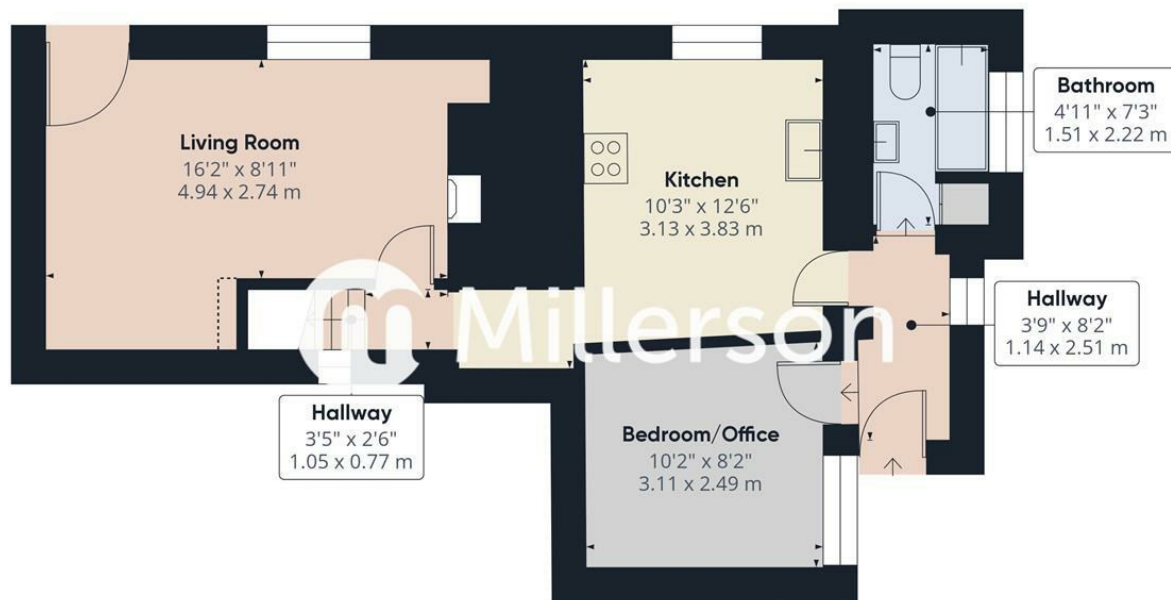


Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: Yes: Next door have access across the driveway to the back of their property
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: F

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





Floor 0



Floor 1

Approximate total area⁽¹⁾

828.7 ft²
76.99 m²

Reduced headroom

1.86 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Contact Us

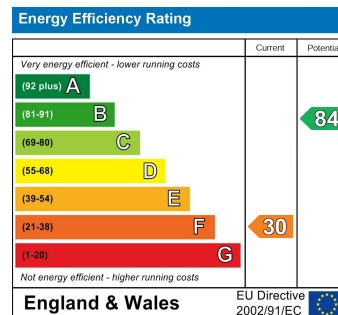
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