



The Pottery, Truro
Offers in Excess of £200,000



CLIVEPEARCE

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£200,000

CASH BUYERS will be interested in this impressive four bedroom mundic semi detached house standing in an extensive garden plot with existing outbuildings, two entrances from the lane and huge future potential to further develop and improve. convenient location between Truro and the A30.

Property Description

Why You'll Like It

This four bedroom semi detached house is suitable for cash buyers only due to a mundic block construction yet offers a great deal of future potential as it stands in a large garden plot with a number of outbuildings including a purpose built pottery. There is ample off street parking with two access points from the adjacent lane. Inside the property requires significant updating however offers spacious and light well proportioned rooms and has plenty of character intact including a beautiful tessellated tiled floor in the hallway. There is electric night store heating at the property and private drainage. The location is very convenient with main road access both out towards the A30 and back towards Truro. There are some lovely rural walks nearby and the neighbouring villages including Probus and Ladock offer pubs and convenience shops etc.

Where It Is

New Mills is a small rural hamlet near Ladock which is a delightful village with a thriving community and local amenities including a School, pub/restaurant (with locally famous chef Kevin Viner) and post office & stores. Transport links are excellent with quick road links to the main A30 making access to the rest of the County and onwards to the M5 easy. Further village facilities are available in Probus. The city of Truro is just 7 miles away where you'll find a lively theatre, cinema and restaurant scene and big name stores such as M&S, The White Company and Waterstones are interspersed with local independent shops. A Farmer's Market is held twice a week - a popular destination for "Foodies". Senior schools, college, a leisure centre and hospital can all be found in Truro. The beaches of the Roseland Peninsula and the north Cornish coast are easily reached. At Fraddon there's a retail park with M&S, Next, TK Maxx, Starbucks, Mcdonalds, Boots etc.

Services And Tenure

The property is freehold and has mains electricity and mains water. The drainage is private. Council tax band C

Important information

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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