

COOSEBEAN, TRURO



DOUBLE GARAGE, COOSEBEAN, TRURO, CORNWALL, TR4 9EA

DOUBLE GARAGE WITH MAINS ELECTRICITY AND PARKING SPACE

In the hamlet of Coosebean, just a mile from Truro city centre.

Undoubtedly of special interest to neighbouring properties requiring garaging and parking but also ideal for those living in Truro. Mains electricity connected. Single parking space adjoining the garage. Very secure, metal up and over lockable garage door and pedestrian door. Pitched roof.

Sold with no onward chain.

- Double Garage
- Mains Electricity
- Parking Space
- Very Secure
- Substantial Construction
- 1 Mile From Truro
- Pitched Roof
- Rare Opportunity

GUIDE PRICE £50,000

DOUBLE GARAGE WITH MAINS ELECTRICITY AND PARKING SPACE

GENERAL COMMENTS

The garage/workshop comprises a very solid concrete built double garage located in the quiet hamlet of Coosebean literally minutes from Truro City centre. The building is in excellent order and has electricity connected together with an adjoining parking space and metal up and over garage door for security. The garage will be perfect for the close neighbouring properties but will also be of interest to city dwellers who require garaging or possibly wanting a workshop. It has endless possibilities for hobbies etc.

The structure is of standard concrete block construction with a pitched roof and concrete floor. There is a metal double up and over garage door and pedestrian door for access, both are lockable for security. Outside is a single parking space. The garage is available with vacant possession upon completion.

LOCATION

Coosebean is well known to Truro residents as a local beauty spot and the roads along the River Allen valley predominate with mature trees. It comprises a mere cluster of dwellings set within the valley and easily approached from the minor country road (designated a "quiet lane") which leads directly off the St. Georges' Road to Dobbs Lane thoroughfare. All of Truro amenities are close at hand and particularly Truro railway station and the Sainsbury supermarket.

INSIDE

18'4 x 18'2 (5.59m x 5.54m)

Metal up and over double garage door. Window to rear. Pedestrian wooden door leading to side parking space. Light and power is connected with lots of sockets. Boarded attic space for storage.

OUTSIDE

Adjoining the garage is a single parking space.

SERVICES

Mains electricity is connected.

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

Proceeding out of the city centre along St. Georges' Road continue to the far end and after passing over the little bridge when the road bears to the left, take the next right-hand turning. Continue along this country lane for about a quarter of a mile, and after a right hand bend turn right into an unmade lane and the garage is immediately on the right.

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