

## PENWETHERS LANE, TRURO



### 4 PENWETHERS LANE, TRURO, TR1 3PW

#### DETACHED BUNGALOW SOLD WITH NO CHAIN

This detached bungalow has been within the same ownership for over sixty years and occupies a substantial plot in a convenient location within Truro. Cash buyers due to the condition of the property however it offers plenty of development potential. In all, the accommodation comprises; entrance hall, sitting room, three bedrooms, bathroom, dining room and kitchen. There is a driveway leading up to the garage providing off road parking as well as gardens to front and rear. Sold with no chain, viewing is essential.

EPC - G. Freehold. Council Tax - C.

- DETACHED BUNGALOW
- KITCHEN & DINING ROOM
- SITTING ROOM & BATHROOM
- DEVELOPMENT POTENTIAL
- THREE BEDROOMS
- CASH BUYERS
- GARDEN, PARKING & GARAGE
- NO CHAIN

GUIDE PRICE £200,000



## DETACHED BUNGALOW SOLD WITH NO CHAIN

### THE PROPERTY

4 Penwethers Lane is a three bedroom detached bungalow situated on the eastern side of the city of Truro; enjoying a non estate location and occupying a substantial plot. The dwelling is conveniently located within a short distance of the City Centre, Treliske Hospital, local schools and amenities on offer. The property is in need of complete renovation/redevelopment due to its condition however offers a prospective purchaser the opportunity to purchase a detached dwelling on the outskirts of the City. The current accommodation comprises; entrance hall, three bedrooms, sitting room, bathroom, dining room and kitchen. There is a driveway providing off road parking leading up to a garage. There are generous gardens to front and rear albeit currently overgrown. Being sold with no chain, viewing is highly recommended.

### PLEASE NOTE

A Concrete Screening Test has been carried out and confirmed the presence of Class A1 and A2 Mundic in the property and is therefore suitable for mortgage purposes. However the internal condition of the property is in disrepair and therefore obtaining a mortgage is subject to a lenders approval.

### 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):

### GROUND FLOOR

#### ENTRANCE HALL

#### SITTING ROOM

11'10" x 11'4" (3.62m x 3.46m)

#### BEDROOM ONE

12'8" x 9'10" (3.87m x 3.00m)

#### BEDROOM TWO

9'8" x 8'10" (2.95m x 2.70m)

#### BEDROOM THREE

6'0" x 5'10" (1.84m x 1.80m)

#### BATHROOM

6'0" x 5'1" (1.84m x 1.55m)

### DINING ROOM

10'11" x 9'6" (3.35m x 2.90m)

### KITCHEN

11'8" x 7'8" (3.56m x 2.34m)

### OUTSIDE

There is driveway parking, a single garage and gardens to front and rear.

### SERVICES

Mains water, electric and drainage.

### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

### COUNCIL TAX

C.

### TENURE

Freehold.

### DIRECTIONS

Proceed out of Truro heading towards Treliske Hospital passing the County Arms on your left hand side. Take the next left hand turning into Penwethers Lane and the property will be easily located on the right hand side where a Philip Martin for sale board has been erected.

### 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.

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### CONTACT US

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