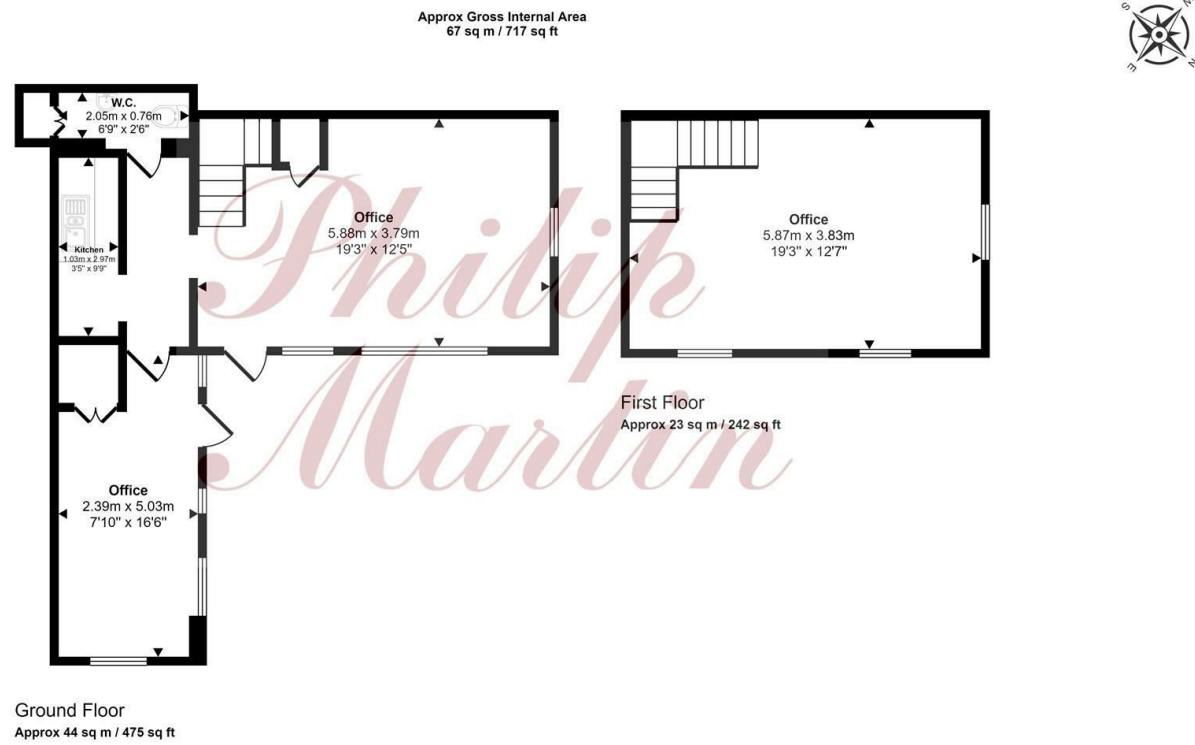


CARCLEW STREET, TRURO



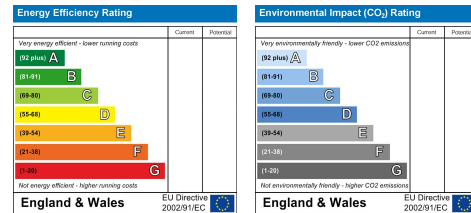
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- Former Coach House
- Planning Permission Granted
- Vacant Possession
- Huge Potential
- Mains Services
- City Centre Location
- Parking
- No Chain
- Double Glazed
- Excellent Opportunity

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



THE COACH HOUSE 35 CARCLEW STREET, TRURO, TR1 2DY

FORMER COACH HOUSE FOR DEVELOPMENT

Situated in an excellent location within a short distance of the city centre with off road parking. Planning permission to convert this former coach house from an office to a residential dwelling. The property has been well maintained in recent years yet it has retained some character features and has the potential to be a great little city home. There are modern double glazed windows and doors and the building is in very good condition overall.

GUIDE PRICE £249,950

CONTACT US
 9 Cathedral Lane
 Truro
 Cornwall
 TR1 2QS

3 Quayside Arcade
 St Mawes
 Truro
 Cornwall
 TR2 5DT

01872 242244
 sales@philip-martin.co.uk

01326 270008
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THE PROPERTY

This interesting building is believed to have been the former stable and coach house for No. 38-39 Lemon Street before being used as a workshop and subsequently offices since 1993. The building is however not listed although it does fall within the Truro conservation area.

The property has been well maintained in recent years yet it has retained some character features and has the potential to be a great little city home. There are modern double glazed windows and doors and the building is in very good condition overall.

The existing ground floor has two office rooms, a kitchen and a WC, the proposal seeks to convert the two office rooms to a bedroom and kitchen and the existing kitchen and WC space to a bathroom and toilet. The first floor contains one room used as an office, this room would be converted to a living room. There are no external alterations proposed to the existing building. A single parking space would be retained and the remaining parking area would be built up to create raised flower beds.

PLANNING PERMISSION

Planning has been approved and full details can be found via the Cornwall Council Planning Portal using the reference PA23/06210. The planning application has been approved for the change of use of vacant office building to a dwelling (with conditions).

LOCATION

Positioned just a few metres from Lemon Street in the centre of Truro, the location is superb. 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

OFFICE

19'3" x 12'5" (5.88 x 3.79)
With stairs to the first floor.

KITCHEN

3'4" x 9'8" (1.03 x 2.97)

W.C

6'8" x 2'5" (2.05 x 0.76)

OFFICE

7'10" x 16'6" (2.39 x 5.03)

FIRST FLOOR

OFFICE

19'3" x 12'6" (5.87 x 3.83)

OUTSIDE

There is a parking area to the front.

SERVICES

Mains water, drainage and electricity.



N.B

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

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.

TENURE

Freehold.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

Proceeding from the bottom of Lemon Street take the left hand turning into Carclew Street and the property can be found on the right hand side.

