



40 DOBBS LANE

TRURO
TR1 3NB

Philip Martin

ESTATE AGENTS · CHARTERED SURVEYORS · VALUERS & AUCTIONEERS

Philip Martin



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TRURO
TR1 3NB

SEMI DETACHED HOUSE IN SOUGHT AFTER
LOCATION

Now in need of general updating and modernisation
however pleasantly located in a lovely position along
Dobbs Lane.

Parking for two cars, garage and south west facing rear
garden.

3 Bedrooms, bathroom, lounge, dining room and kitchen.

Sold with no chain.

EPC- TBC. Freehold. Council tax- C.

GUIDE PRICE £299,950

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

40 Dobbs Lane is a semi detached house which is situated in a sought after location in Truro and a pleasant wooded position close to Bosvigo House. The property is now in need of general updating and modernisation however it offers huge potential. There is parking for 2 cars as well as a single garage, front and south west facing rear gardens. Offered for sale with no chain.

The accommodation offers 3 bedrooms and a bathroom to the first floor with lounge, dining room and kitchen to the ground.

LOCATION

The house is located in a very pretty location facing Bosvigo Gardens, and convenient for the city centre as well as the train station, Treliske Hospital and Truro Golf Club.

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):

HALL



LOUNGE

4.66 x 3.41 (15'3" x 11'2")

DINING ROOM

3.39 x 2.89 (11'1" x 9'5")

KITCHEN

3.41 x 2.64 (11'2" x 8'7")

FIRST FLOOR

BEDROOM 1

4.2 x 3.5 (13'9" x 11'5")

BEDROOM 2

3.4 x 2.92 (11'1" x 9'6")

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BEDROOM 3

2.63 x 2.46 (8'7" x 8'0")

BATHROOM

2 x 1.85 (6'6" x 6'0")

OUTSIDE

The property is approached via a sloping driveway which provides parking for the 2 cars and access to the single garage.

There is an enclosed front garden as well as a side path between the house and the garage leading to the back garden. Level and enclosed the rear garden is very safe for children and pets and facing south west, enjoys a warm sunny aspect for the majority of the day.

GARAGE

SERVICES

Mains water, electric and drainage.

N.B

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

VIEWING

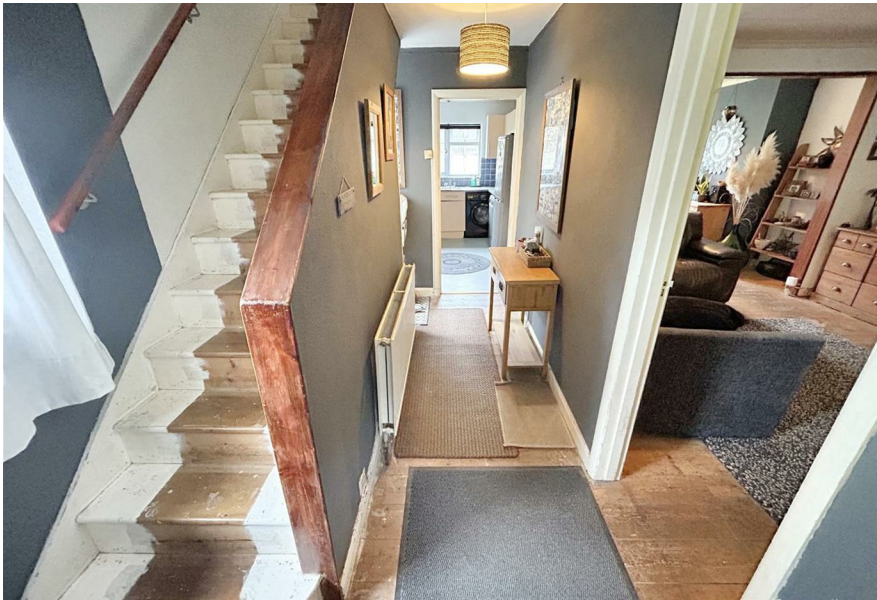
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

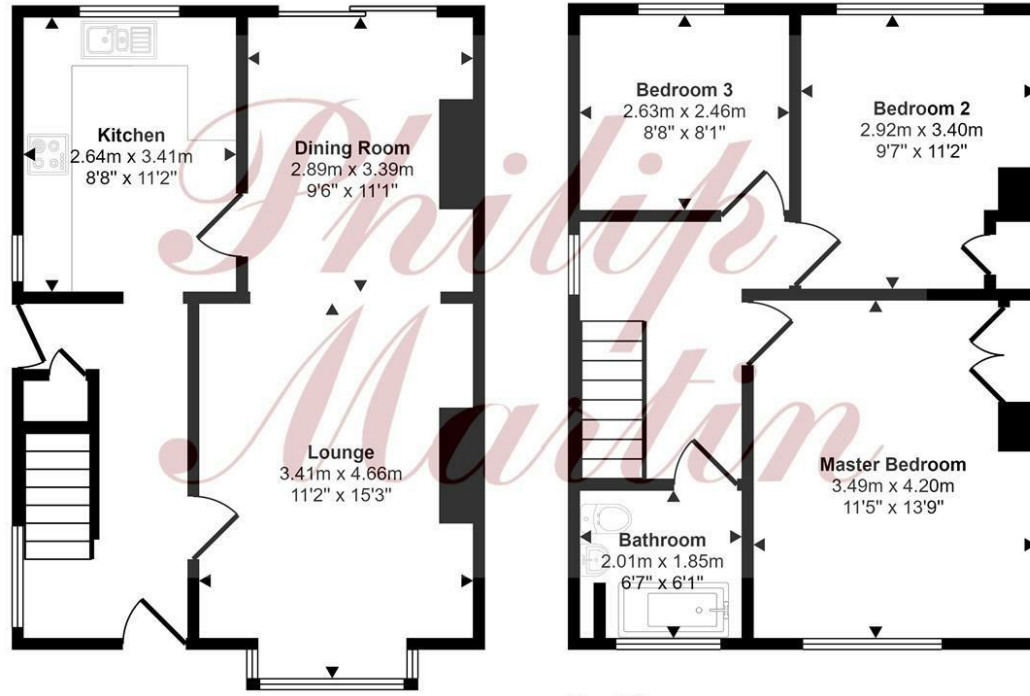
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COUNCIL TAX

Band C.



Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 44 sq m / 478 sq ft

First Floor
Approx 44 sq m / 475 sq ft

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	A		Very environmentally friendly - lower CO ₂ emissions	92-100	A	
	81-91	B			81-91	B	
	69-80	C			69-80	C	
	55-68	D			55-68	D	
	39-54	E			39-54	E	
	21-38	F			21-38	F	
Not energy efficient - higher running costs	1-20	G		Not environmentally friendly - higher CO ₂ emissions	1-20	G	
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		





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