



13 PROSPECT PLACE

TRURO
CORNWALL TR11HW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



13 PROSPECT PLACE

TRURO

CORNWALL TR1 1HW

CHARACTER COTTAGE IN SOUGHT AFTER CITY
LOCATION

Situated in a highly regarded residential part of Truro in a wonderful south facing position with stunning views of the cathedral.

Parking and enclosed walled front gardens and a small rear courtyard.

Sold with no chain and vacant possession.

Council Tax- C. Freehold. EPC- D.

GUIDE PRICE £325,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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

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Philip Martin

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.

GENERAL COMMENTS

13 Prospect Place is a character, middle terraced house which is situated in a fabulous location within the city and with the essential space to park a car. Prospect Place is hidden away from the hustle and bustle of main shopping streets yet only a short walk to the city centre. The terrace enjoys a south facing position with an enclosed front garden which boasts a fantastic view over the Cathedral.

The house offers two double bedrooms and a bathroom to the first floor with lounge, dining room, kitchen and conservatory to the ground floor. There is a small courtyard to the rear with access onto the road. The property is offered for sale with no chain and vacant possession although tenants are currently in situ.

TRURO

Prospect Place is a much sought after address within a short walk of the city centre. 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):

CONSERVATORY

4.9 x 1.6 (16'0" x 5'2")



SITTING ROOM

5 x 3.42 (16'4" x 11'2")

DINING ROOM

4.55 x 2.85 (14'11" x 9'4")

KITCHEN

3 x 1.8 (9'10" x 5'10")

FIRST FLOOR

BEDROOM ONE

4.17 x 3.35 (13'8" x 10'11")

BEDROOM TWO

2.95 x 2.40 (9'8" x 7'10")

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BATHROOM

3.51 x 1.81 (11'6" x 5'11")

OUTSIDE

The property is approached via the parking area to the front of the garden. A small lawn with with raised patio and enclosed by stone walls to either side provides a private and enclosed space to enjoy the view of the Cathedral. The gardens also face south and hence enjoy a very sunny aspect for the majority of the day.

To the rear there is a small courtyard with access onto the Avenue access road.

SERVICES

Mains water, electric, drainage and gas.

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

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.

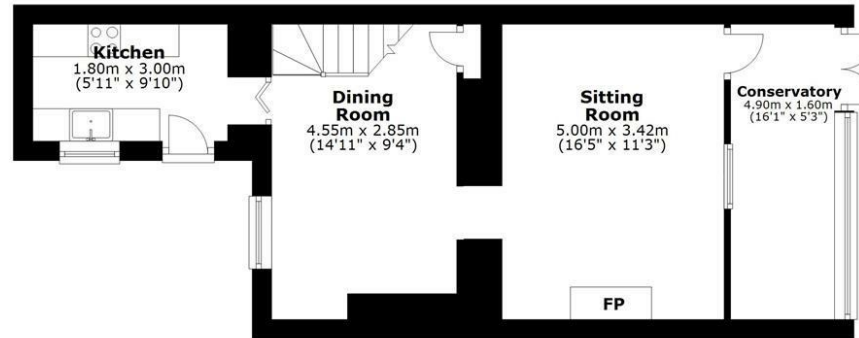
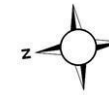
COUNCIL TAX

Band C.

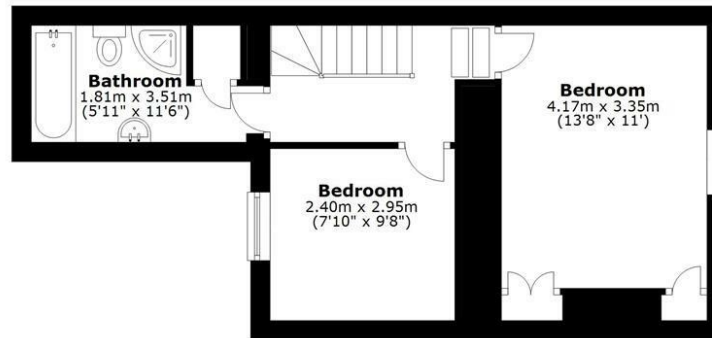
Tenure Freehold.



Ground Floor
Approx. 48.2 sq. metres (518.6 sq. feet)



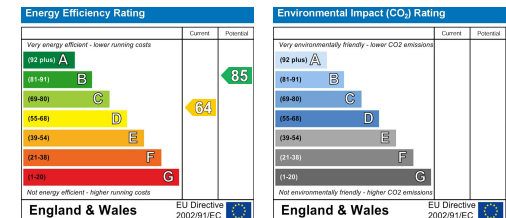
First Floor
Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 86.1 sq. metres (926.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

13 Prospect Place, Truro



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