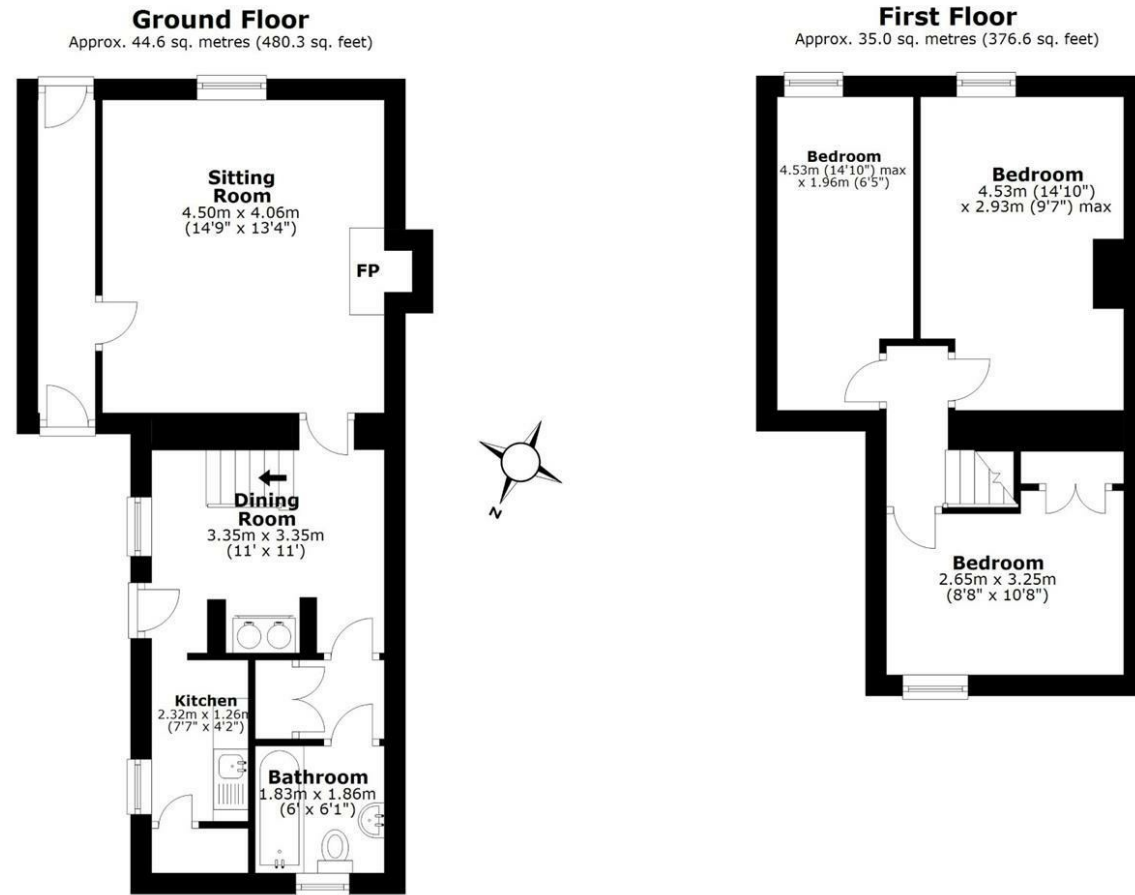


ANDREW PLACE, TRURO



Total area: approx. 79.6 sq. metres (856.9 sq. feet)

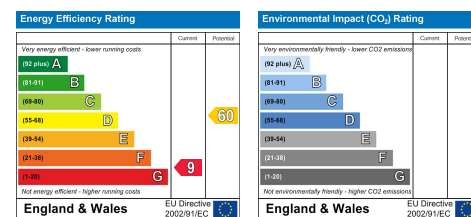
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

12 Andrew Place, Truro

KEY FEATURES

- Mid-terrace city cottage
- 3 bedrooms
- Sitting room
- Kitchen
- Quiet cul-de-sac position
- Bathroom
- Dining room
- Needs refurbishment

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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12 ANDREW PLACE, TRURO, TR1 3HZ
PERIOD CITY COTTAGE FOR REFURBISHMENT

An attractive stone-fronted cottage tucked away in a quiet cul-de-sac within easy walking distance of the shopping centre.

3 bedrooms, bathroom, sitting room, dining room and kitchen.

Enclosed rear yard. Tiny front garden.

In need of refurbishment.

Freehold. Council Tax Band - B EPC Band - G

PRICE GUIDE £175,000

GENERAL COMMENTS

12 Andrew Place is an attractive stone-fronted cottage located in a quiet cul-de-sac midway between the shopping centre and the railway station. The cottage has basic facilities but having been rented for many years it is now in need of refurbishment. The original dwelling has been extended in more recent times so that the accommodation comprises hallway, sitting room, dining room, kitchen and bathroom on the ground floor and with 3 bedrooms above. There is an enclosed rear yard and a tiny front garden.

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.

It is acknowledged that the internal accommodation is in need of refurbishment but all windows were repaired and repainted last year and a new flat roof installed at the rear with insulation.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR**HALLWAY**

with front and rear exit doors.

SITTING ROOM

14'9" x 13'4" (4.50m x 4.06m)
with tiled fireplace.

DINING ROOM

11' x 11' (3.35m x 3.35m)
with oil-fired Rayburn regent set in recess. beam ceiling, stairs to first floor and door to courtyard.

KITCHEN

7'7" x 4'2" (2.31m x 1.27m)
a tiny room leading off the dining room and with sink unit, adjacent cupboard and worktop, space for cooker and door to Larder.

BATHROOM

6' x 6'1" (1.83m x 1.85m)
approached via an INTERNAL LOBBY with Airing Cupboard having electric immersion and hot water cylinder. The bathroom is fitted with bath, wash basin and wc. Radiator (served by the Rayburn).

FIRST FLOOR**BEDROOM 1**

14'10" x 9'7" (4.52m x 2.92m)
with period fireplace.

BEDROOM 2

14'10" x 6'5" (4.52m x 1.96m)

BEDROOM 3

8'8" x 10'8" (2.64m x 3.25m)
with built-in wardrobe.

OUTSIDE

There is a walled COURTYARD at the rear of the house with an oil storage tank for the Rayburn. To the front of the cottage a small forecourt/garden is walled from the narrow entrance road.

**SERVICES**

Mains water, electricity and drainage are connected. NB. The electrical circuit, appliances and heating system have not been tested by the agents.

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.

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

From Ferris Town turn into St Georges Road and then take the first left into John Street. Andrew Place is located at the top of John Street. Alternatively if coming from the railway station by foot proceed down Richmond Hill toward the city centre and just before the mini roundabout turn left into George Street and Andrew Place is the first turning on the left.

