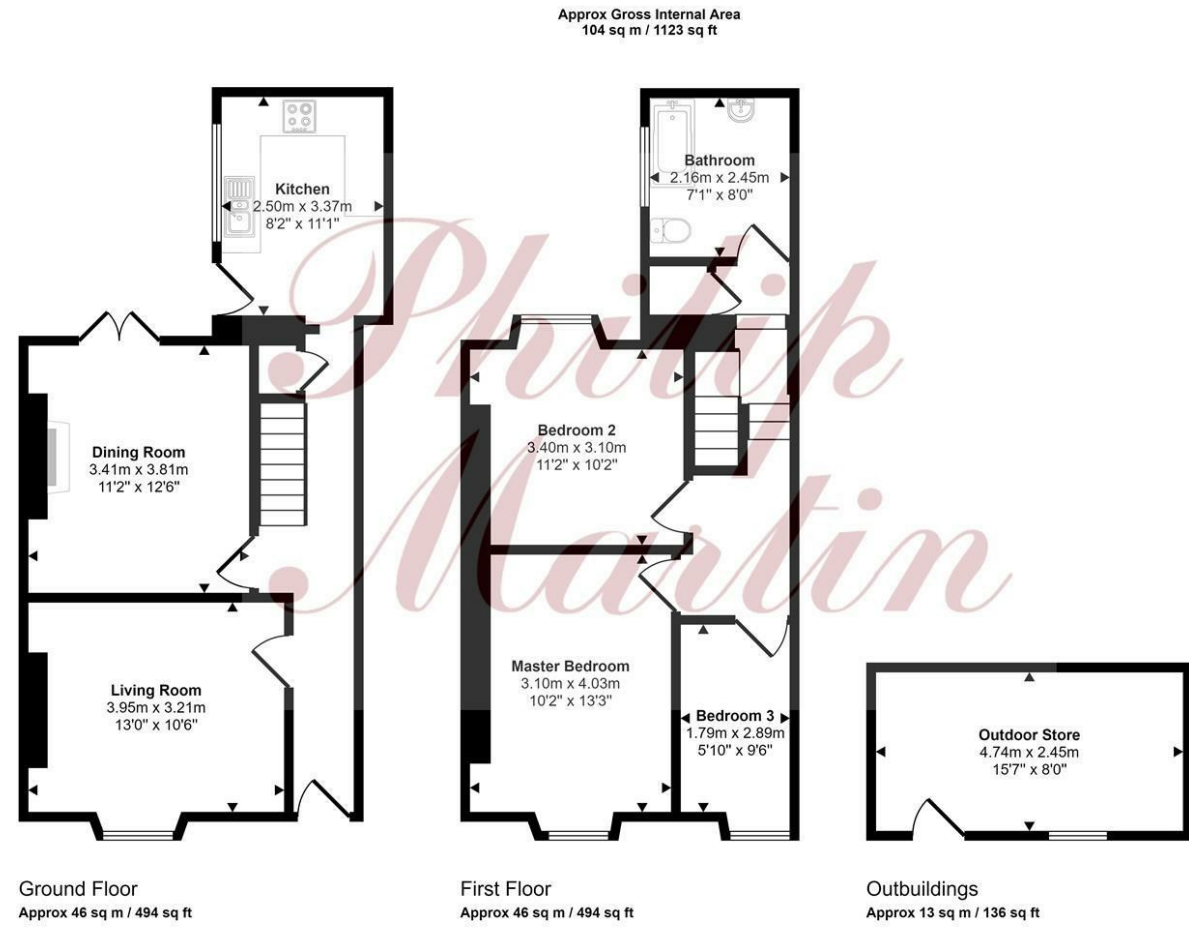


EDWARD STREET, TRURO



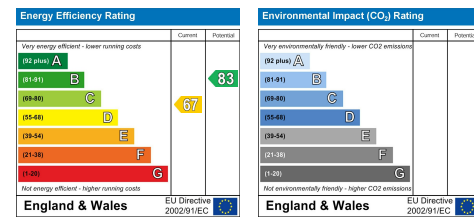
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM
- PERMIT ON STREET PARKING
- MID TERRACE COTTAGE
- KITCHEN
- OUTBUILDING
- NO ONWARD CHAIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



6 EDWARD STREET, TRURO, TR1 3AJ

THREE BEDROOM MID TERRACE COTTAGE IN CITY CENTRE LOCATION

This mid terrace three bedroom property is conveniently situated in Truro and is offered to the market with no onward chain.

In all, the accommodation comprises:- entrance hall, living room, dining room and kitchen on the ground floor. To the first floor there are three bedrooms and the family bathroom. Externally there is an enclosed rear courtyard, outdoor W.C and outdoor store. On street permit parking is available through Cornwall Council.

EPC - D / TENURE - FREEHOLD / COUNCIL TAX BAND C

GUIDE PRICE £250,000

**THE PROPERTY**

6 Edward Street is a three bedroom mid terrace cottage situated in the centre of Truro. The property benefits from two reception rooms, family bathroom, kitchen and outdoor store. There is an enclosed rear garden and on street permit parking. The property has recently had new carpet laid and is generally well presented inside, however the property does require some TLC outside. Offered with no onward chain and vacant possession early viewing is advised!

**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.

**GROUND FLOOR:-**

Front door opens into:-

**ENTRANCE HALL****LIVING ROOM**

12'11" x 10'6" (3.95m x 3.21m)  
Window to front. Fireplace (not currently in use). Storage cupboards either side of the fireplace housing the fuse box and gas meter.

**DINING ROOM**

11'2" x 12'5" (3.41 x 3.81)  
Feature fireplace. French doors open out to the garden.

**KITCHEN**

8'2" x 11'0" (2.50 x 3.37)  
A range of base and eye level cupboards with worktops over. Space and plumbing for freestanding washing machine and fridge freezer. Integrated electric oven and hob. Extractor fan. Door to garden.

**FIRST FLOOR**

Split level landing. Airing cupboard housing the gas boiler.

**MASTER BEDROOM**

10'2" x 13'2" (3.10 x 4.03)  
Window to front.

**BEDROOM TWO**

11'1" x 10'2" (3.40 x 3.10)  
Window to rear. Loft hatch.

**BEDROOM THREE**

5'10" x 9'5" (1.79 x 2.89)  
Window to front.

**BATHROOM**

7'1" x 8'0" (2.16 x 2.45)  
Bath with shower over, sink and W.C.

**OUTSIDE**

Access to the garden is from the kitchen or dining room. Two patio areas divided by steps.

**OUTDOOR STORE**

15'6" x 8'0" (4.74 x 2.45)  
Block store at the end of the garden with window and door to the front.

**OUTDOOR W.C**

3'11" x 2'7" (1.20 x 0.81)  
Wooden door opens in to W.C with corrugated roof.

**SERVICES**

Mains gas, electricity, drainage and water.

**COUNCIL TAX**

Cornwall Council Tax Band C.

**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.

**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.

**DIRECTIONS**

From Trafalgar roundabout, take the turning onto St Austell Street and continue on St Clements Street until you reach the mini roundabout. Take the first exit on to

Union Street and proceed down Castle Street and then right on to Frances Street. Take the next right hand turning onto Edward Street and the property can be found towards the top of the hill just down from Yue Restaurant.