



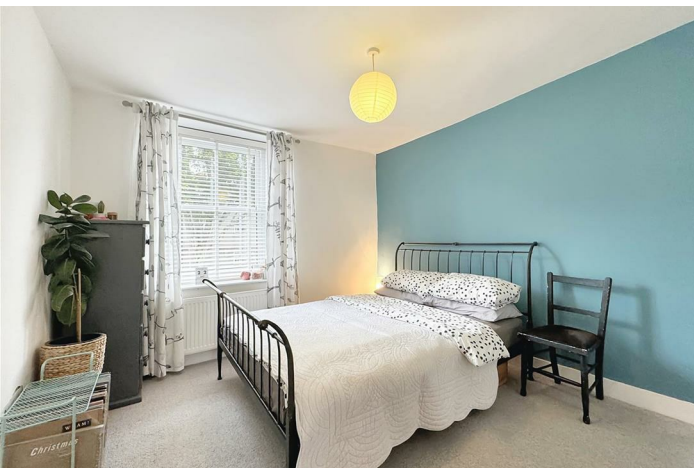
33 St. Austell Street
Truro, Cornwall TR1 1SE





33 St. Austell Street Truro, Cornwall TR1 1SE

Nestled in the heart of Truro on St. Austell Street, this charming three bedroom mid terraced house is a true gem waiting to be discovered. Boasting three reception rooms, including a spacious living area perfect for hosting gatherings and a kitchen/diner ideal for entertaining, this property offers a delightful blend of character and modern living. The property's character is further enhanced by its flexible living spaces, featuring an office for remote work or a cozy den to unwind in. Additionally, the annexe provides a unique opportunity for independent living arrangements, adding to the property's appeal. With three generously sized bedrooms, each offering ample space, and a large family bathroom complete with a separate bath and shower, comfort and convenience are seamlessly combined in this home. The low maintenance garden, a suntrap in its own right, provides a tranquil outdoor space to relax and soak up the sun. Conveniently located in the vibrant centre of Truro, residents will enjoy easy access to a variety of shops, restaurants, and the nearby A30, ensuring that both amenities and travel routes are within reach.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE £365,000

Location

The property is situated within easy walking distance to the City Centre Truro itself is a beautiful city with an excellent range of shops, restaurants, bars and cafes as well as the Hall for Cornwall theatre. The Cathedral is right in the heart and is a truly stunning. The cobbled streets line the city, some of which have now been pedestrianised. As well as car parks, there is also a park and ride making it even easier to get in. On the outskirts of the city, there are many departments stores, popular supermarkets including Waitrose and the riverside village of Malpas is also not far away - home to the Heron Inn. The Royal Cornwall Hospital is a short drive away and has an A & E department.

Accommodation

Entrance Hallway
Living Room
Office/Second Reception Room
Kitchen/Diner
Stairs to Landing

Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

Annexe

This attached annexe offers flexible accommodation to suit your needs, featuring a fitted shower room and kitchen units. Whether used as a guest suite, home office, or additional living space, this versatile area is designed to adapt to your requirements

Outside

The enclosed rear garden is a good size and bordered by mature shrubs and laid to astro turf making it easy maintenance.

Services

Mains water, drainage, electricity. Gas central heating.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | 71 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

Agents Note

Our client has informed us that number 33 has right of access to the side of the property over the neighbouring parking to access the rear gate. Our client has also informed us that they have a statutory declaration for the parking space.

Agents Note Two

Our client has informed us that there is a small flying freehold to the front of the property.

Council Tax Band- C**Broadband and Mobile Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

Anti Money Laundering Regulations - Purchasers

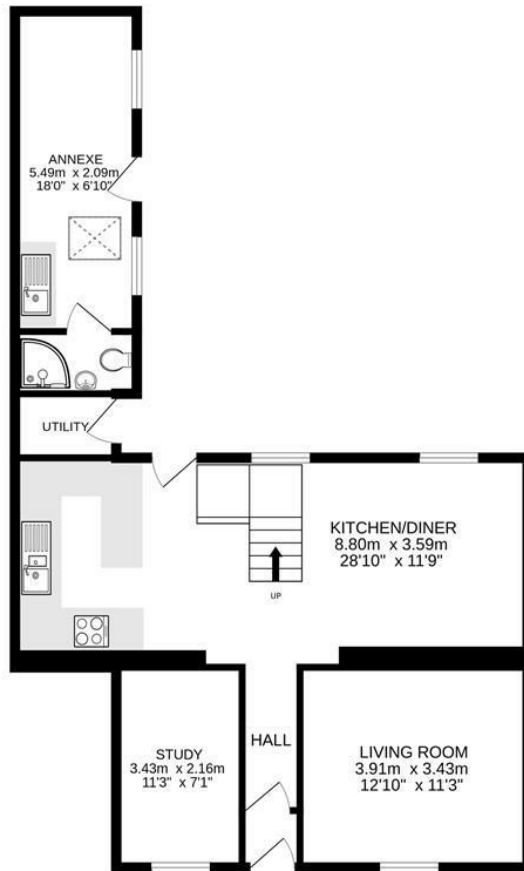
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

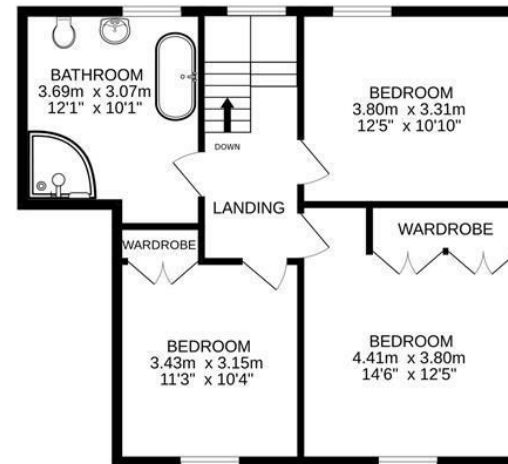
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

