



**goundrys**  
SALES

**St. Dominic Street, Truro, TR1 3JL**

Truro

Guide Price  
**£265,000**

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

A deceptively spacious three bedroomed character cottage situated in the heart of the city centre.

The cottage has been the subject of much modernisation and updating by the vendors, which include a modern fitted kitchen and bathroom suite.

The large sitting room has beamed ceilings, feature stone fireplace housing wood burning stove and stairs rising to the first floor. The modern fitted kitchen/diner has a range of glossy base and wall units, wooden worktop incorporating a Belfast sink unit. gas hob with hood above, eye level electric double oven and grill, plumbing for dishwasher and washing machine.

The ground floor accommodation is completed by the conservatory which has storage and doors opening out to the enclosed rear garden.

To the first floor the generous master bedroom has two built in wardrobes, there are two further bedrooms and a beautifully presented family bathroom suite which comprises of a roll top bath, separate shower cubicle, chrome heated towel rail, low level w/c and pedestal wash hand basin.

Externally the rear garden benefits from being enclosed with a decked seating area to take full advantage of the sun, raised flower beds and paving.

#### Location

St Dominic Street is one of the closest residential streets to the City centre and offering a level walk to the shops and facilities. The Cathedral City of Truro has a range of shopping and schooling facilities, in addition to bars, restaurants and a main line Railway Station connecting to London Paddington.

**AGENT'S NOTE:** The seller has confirmed that there is permit parking available on this property and they have two car permits. There is a cost and this is £50 for the first permit and £75 for the second permit which is a yearly charge. Visitor permits are also available.

#### Agents Information

Tenure: Freehold

Council Tax Band: B

EPC: D60

Broadband : Standard or Superfast - 18mbps to 80mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)





#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

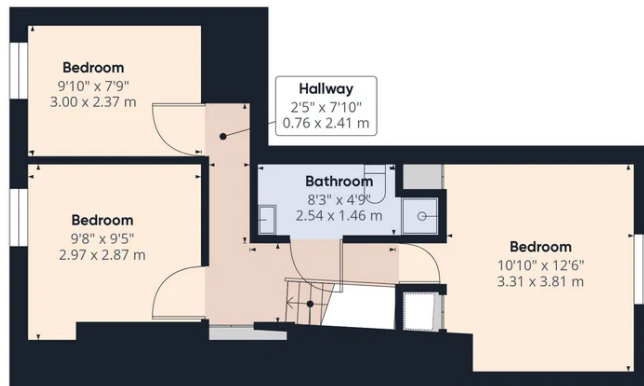
#### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale





Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**

970.06 ft<sup>2</sup>  
90.12 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.84 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



# Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>