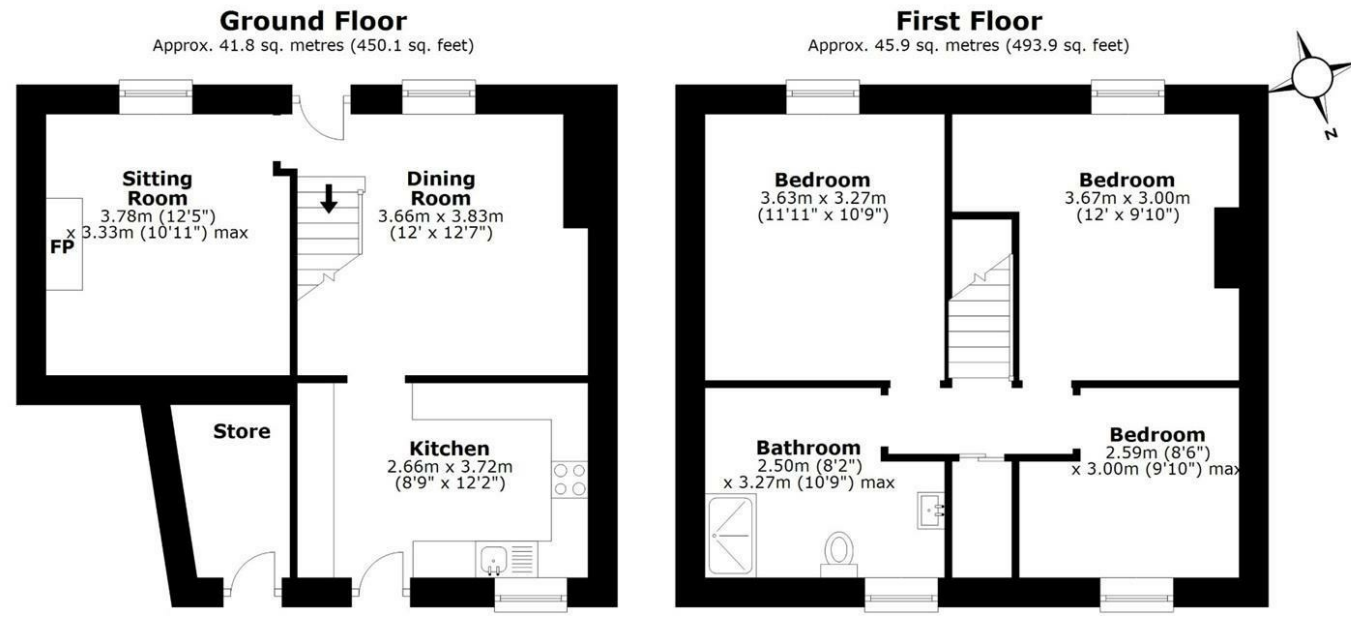


TRURO



Total area: approx. 87.7 sq. metres (944.0 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.

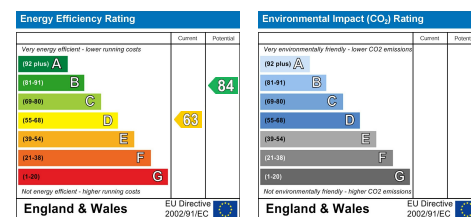
Plan produced using PlanUp.

50 Daniell Street, Truro

KEY FEATURES

- Middle terrace Townhouse
- 3 bedrooms
- Sitting room
- Fitted Kitchen
- Rear courtyard with utility/store
- Double fronted
- Large shower room
- Living room/dining room
- Gas C/H and D/Glazing
- Early possession - no 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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50 DANIELL STREET, TRURO, TR1 2DN DOUBLE FRONTED PERIOD TOWNHOUSE

Middle-terrace dwelling in convenient position close to city centre.

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

Upgraded in recent years with newly fitted kitchen and shower room but in need of some further minor

work/redecoration. Double glazing and gas fired central heating.

Rear courtyard with integral store/utility and outside wc.

Freehold. EPC band - D. Council Tax Band - B.

PRICE GUIDE £235,000

This property is located at the lower end of Daniell Street immediately adjacent to "The Thomas Daniell" public house. It is a double fronted house which has been upgraded in recent years and including a new kitchen and shower room but it has been unoccupied for some time and some further minor work and complete redecoration is required. There are 3 bedrooms and a large shower room on the first floor and 2 receptions and kitchen on the ground floor. There is gas-fired central heating and double glazed windows to the front elevation which all have modern shuttered blinds fitted. It is potentially an attractive family size home in a very convenient city location and should appeal to a wide range of prospective buyers.

Daniell Street lies within the designated Conservation Area of the city and all the dwellings on both sides of the street have been Grade II listed for their group value. The listing concludes that "Daniell Street has one of the best and most complete examples of early C19 planned terraces of small houses in the south-west".

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):

GROUND FLOOR

Entrance directly into:

LIVING ROOM/DINING ROOM

12' x 12'7" (3.66m x 3.84m)
with stairs to the first floor. Small cupboard in recess with gas meter. Radiator.

SITTING ROOM

12'5" x 10'11" (3.78m x 3.33m)
with fireplace recess (in need of surround and hearth) and small cupboard in recess with electricity meters. radiator.

KITCHEN

8'9" x 12'2" (2.67m x 3.71m)
recently refitted in a theme of black and white. There are ample base cupboards, deep drawers, wall mounted cupboards and work surface area with one and a half bowl sink inset. Integral appliances include electric oven with 4 ring ceramic hob and extractor above. The LG fridge/freezer and Grundig washing machine will remain. Plumbing facility for dishwasher. Door to courtyard.

FIRST FLOOR

LANDING

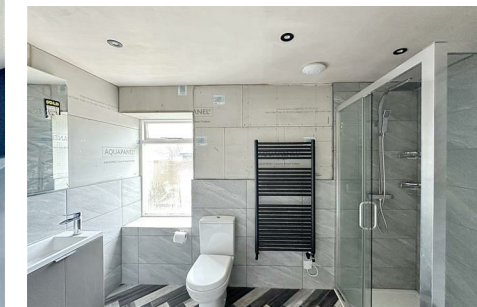
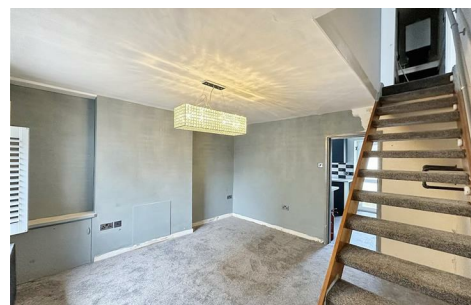
with access to Boiler Cupboard containing Viessman gas-fired central heating boiler.

BEDROOM 1

11'11" x 10'9" (3.63m x 3.28m)
with a range of fitted wardrobes along one wall incorporating central dressing table and overhead cupboards. Radiator.

BEDROOM 2

12' x 9'10" (3.66m x 3.00m)
with wardrobe in recess and radiator.



BEDROOM 3

8'6" x 9'10" max (2.59m x 3.00m max)
with radiator and secondary access to boiler cupboard.

SHOWER ROOM

8'2" x 10'9" max (2.49m x 3.28m max)
recently refitted and including large shower cubicle, vanity wash basin and wc. Ladder rack radiator, inset lighting and extractor fan.

OUTSIDE

There is an enclosed courtyard at the rear of the house and an old OUTSIDE WC in the far corner. Integral with the main house there is a useful STORE/UTILITY ROOM with Belfast sink and plumbing facility for a washing machine.

SERVICES

Mains water, electricity, gas and drainage are believed to be connected.

NB. The electrical circuit, gas central heating system and appliances have not been tested by the agents.

TENURE

The property is held on a freehold tenure. However it would appear that part of the property may be on a "flying freehold" basis whereby the shower room partly extends over the ground floor of the adjacent public house.

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

Daniell Street is located at the top of lemon Street immediately opposite the Lander monument.