

8 AGAR ROAD

TRURO
TR1 1JU



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

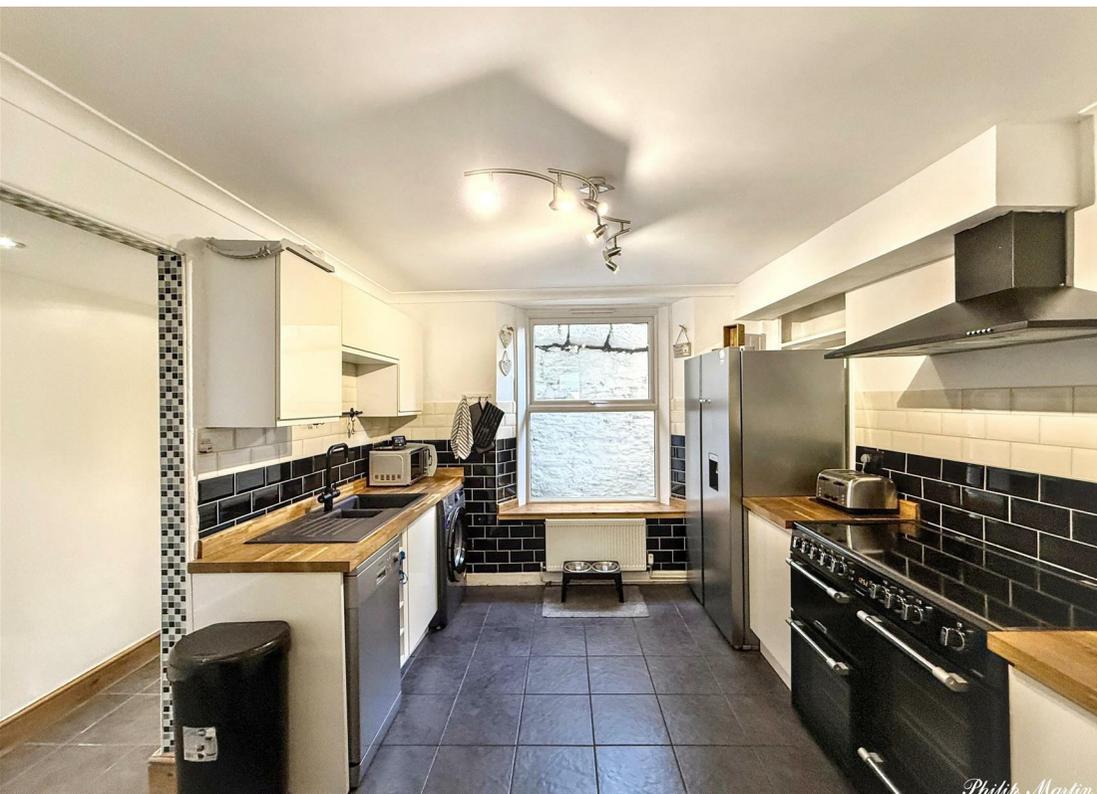
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FOUR BEDROOM VICTORIAN TOWNHOUSE
SITUATED IN CITY CENTRE LOCATION

A spectacular terraced townhouse situated in one of Truro's most desirable areas, conveniently positioned for access into the city centre and range of primary and secondary schools.

The property benefits from character features throughout, the accommodation is split across four levels and includes; four bedrooms, kitchen, sitting room, dining room, bathroom and a shower room. There is an enclosed south facing rear garden and permit parking to the front.

Viewing is essential to appreciate the size, and quality of this dwelling.

EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £375,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

8 Agar Road is a charming Victorian townhouse situated just a stone's throw from Truro's city centre. The property boasts many character features throughout with original fireplaces, exposed ceiling beams, high ceilings and feature tiled flooring. The property has been modernised and upgraded during the current ownership with the accommodation set across four floors and in all, it comprises; entrance vestibule, hallway, reception room/bedroom, study, family bathroom with two bedrooms on the first floor and a further bedroom to the second floor. The lower ground level incorporates the living quarters and includes; kitchen, sitting room, dining room and a shower room. Externally, the dwelling has a fully enclosed rear garden enjoying a sunny aspect throughout the course of the day and evening. There is also rear access. 8 Agar Road is the perfect family home, situated within the catchment for Archbishop Benson Primary School and Penair Secondary School.

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.

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

GROUND FLOOR

ENTRANCE VESTIBULE

With original tiled flooring and feature glass door into;

ENTRANCE HALLWAY

With stairs rising to first floor, and dropping to the lower ground level with doors into;

RECEPTION ROOM/BEDROOM

4.42m x 3.39m (14'6" x 11'1")

With a feature bay window to front aspect. Wood burning stove with granite lintel and slate hearth. Radiator. Could be utilised as a sitting room or fourth bedroom.

STUDY

2.81m x 1.74m (9'2" x 5'8")

A useful study/studio space.



BATHROOM

2.83m x 1.77m (9'3" x 5'9")

Comprising a bath with shower over, vanity integrated hand wash basin and w.c. Window to rear and towel rail.

LOWER GROUND FLOOR

KITCHEN

3.60m x 3.17m (11'9" x 10'4")

A modern suite comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer with space for cooker with extractor fan over and fridge/freezer as well as plumbing for both washing machine and dishwasher. Window to front and opening allowing for plenty of light from sitting room.



SITTING ROOM

4.07m x 3.97m (13'4" x 13'0")

With feature fireplace with wood burning stove and slate hearth. Original shelving to either side of the chimney breast. Radiator. Exposed stone feature pillar with openings to either side leading to;

DINING ROOM

2.97m x 2.50m (9'8" x 8'2")

Ample space for dining table with Velux window and double doors opening out onto rear decking area. Radiator. Door into;

SHOWER ROOM

Comprising shower cubicle, hand wash basin and low level w.c. Obscured window to rear, heated towel rail and extractor fan.

FIRST FLOOR

BEDROOM

4.37m x 3.77m (14'4" x 12'4")

Two windows to front. Original feature fireplace. Radiator.

BEDROOM

3.63m x 2.71m (11'10" x 8'10")

Window to rear overlooking rear garden. Radiator.

SECOND FLOOR

BEDROOM

5.89m x 4.38m (19'3" x 14'4")

Window to rear overlooking the city and with Cathedral views. Eaves storage. Radiator.

OUTSIDE

The property is located towards the end of a no through road meaning passing traffic from its front aspect is at a minimum. Permit parking spaces are available along the road to provide parking. To the rear, there is a garden that is completely enclosed and therefore perfect for children and pets which is laid to a combination of decking and lawn. The rear garden is south facing and therefore enjoys the sunny aspect throughout the course of the day. There is also a timber storage shed and rear pedestrian access.



SERVICES

Mains water, electric, drainage and gas.

N.B

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

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

Proceeding into Truro along Tregolls Road take the fourth exit on Trafalgar roundabout onto St. Austell Street. Proceed along this road and take the next right hand turn on to Mitchell Hill. Proceed up the hill and take the second right hand turn signposted for Agar Road. Proceed along Agar Road a short distance and number 8 is on the right hand side.

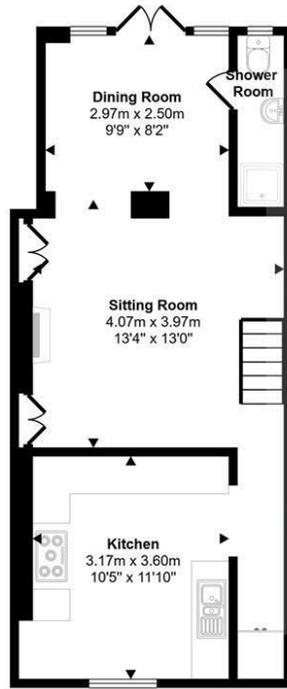
VIEWING

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.

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.

Approx Gross Internal Area
136 sq m / 1460 sq ft



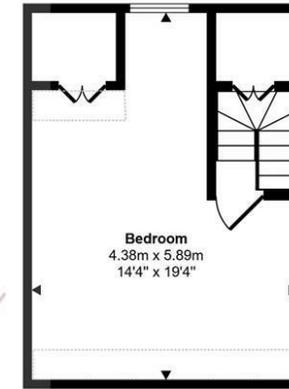
Lower Ground Floor
Approx 44 sq m / 469 sq ft



Ground Floor
Approx 34 sq m / 362 sq ft



First Floor
Approx 33 sq m / 356 sq ft



Third Floor
Approx 25 sq m / 273 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	9-20		
G	1-8		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100		
A	81-91		
B	69-80		
C	55-68		
D	39-54		
E	21-38		
F	9-20		
G	1-8		
Not environmentally friendly - higher CO ₂ emissions			
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