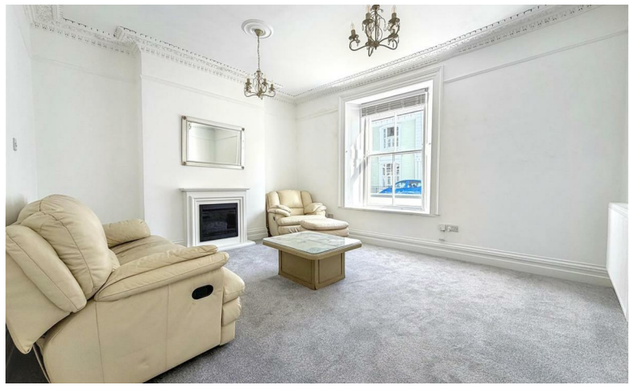
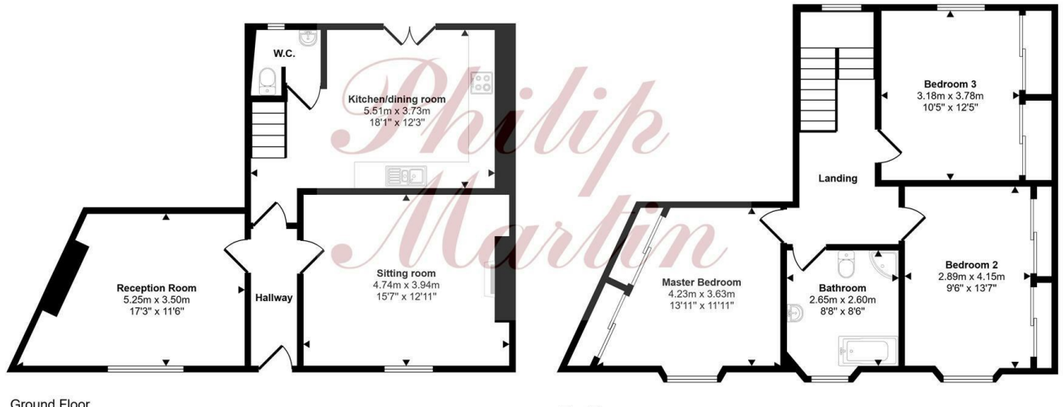
ST. GEORGES ROAD, TRURO







Approx Gross Internal Area
127 sq m / 1363 sq ft



Ground Floor
Approx 61 sq m / 661 sq ft

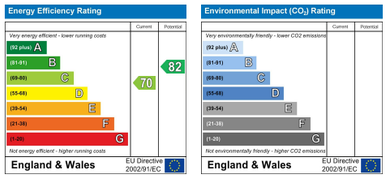
First Floor
Approx 65 sq m / 702 sq ft

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

- Period Townhouse
- Fully renovated
- Combined bath and shower room
- Fitted kitchen
- Gas central heating
- Close city centre
- 3 bedrooms
- 2 receptions
- Cloakroom
- Rear courtyard garden

Energy performance rating



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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THE WHITE HOUSE, 5 ST. GEORGES ROAD, TRURO, TR1 3JE

A PERIOD TOWNHOUSE WITHIN A LEVEL WALK OF THE SHOPPING CENTRE

A classic double-fronted family house presented to the market in excellent condition and ready to move into without any further expense.
3 double-size bedrooms, family bath/shower-room, 2 receptions, kitchen/dining room and cloakroom.
Some double glazing and gas fired central heating.
High-walled rear courtyard and garden.
SOLD WITH NO CHAIN

Freehold. EPC Band - C Council Tax Band - C

Price Guide £335,000

GENERAL REMARKS AND LOCATION

The White House is a period property in a very convenient situation especially for the shopping centre of Truro and also the main-line railway station. Whilst very much an urban location the property is very close to Victoria Gardens, a little known public park centred on a traditional band-stand. the house has been updated and completely redecorated and evokes a feeling of light and space. There are 3 good size bedrooms, a combined bath and shower room, 2 main receptions, cloakroom and a kitchen/dining room with twin double glazed doors opening to a high-walled courtyard-type garden to the rear. There is gas fired central heating throughout.

The property is not "listed" but lies within the designated Truro Conservation Area.

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.

THE ACCOMMODATION

Wherever possible traditional period features remain and in the main reception there are panelled window reveals and an intricate cornice ceiling. A turning staircase with a wide landing is typical of its era and there are panelled doors and high ceilings throughout.

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

GROUND FLOOR

HALLWAY

entered via a traditional panelled front door and with coved ceiling and pendant light fitting.

SITTING ROOM

15'7" x 12'11" (4.75m x 3.94m)
a well proportioned room featuring an ornate corniced ceiling, traditional panelled window reveals with fitted window blinds and two attractive pendant light fittings. The room focuses to a painted fire surround with internal electric convector fire in addition to the central heating radiator.

RECEPTION ROOM

17'3" x 11'6" max (5.26m x 3.51m max)
a room suitable as a second sitting room, formal dining room, study or even a fourth bedroom. Moulded ceiling cornice, fitted window blinds radiator and pendant light fitting.

KITCHEN/DINING ROOM

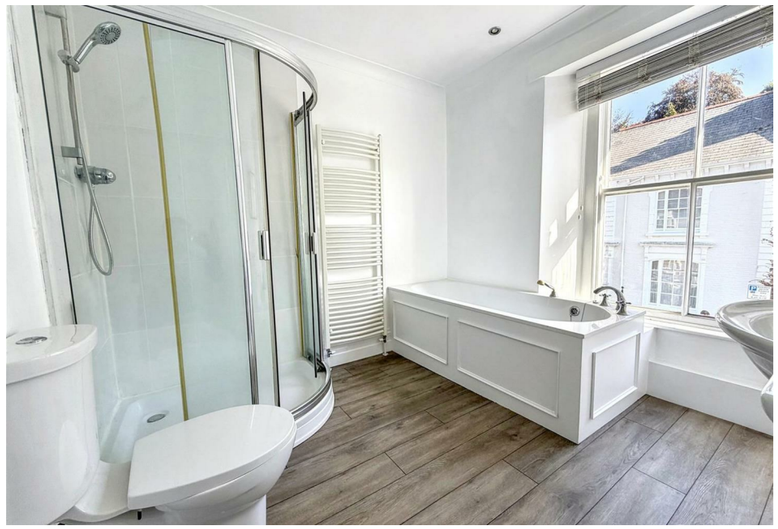
18'1" x 12'3" (5.51m x 3.73m)
fitted with a comprehensive range of white units including numerous base cupboards, drawers and matching wall cabinets. Work surface area with sink and drainer inset and integral appliances including Lamona oven and 4 ring ceramic electric hob with extractor above. Inset ceiling lighting, radiator and double glazed twin doors opening to the rear terrace and garden. The Hoover washing machine, freestanding Indesit fridge and undercounter freezer will also remain but no guarantees can be provided.
The room is open plan to the stairway and also has access to the CLOAKROOM with wash basin and wc. Radiator, extractor fan and fitted mirror.

FIRST FLOOR













LANDING

a wide space with radiator, pendant light fitting and further pendant light fitting to the half landing.

BEDROOM 1

13'11" x 11'11" max (4.24m x 3.63m max)
with a range of mirrored wardrobes along one wall. Inset lighting and radiator.

BEDROOM 2

9'6" x 13'7" (2.90m x 4.14m)
with a range of mirrored wardrobes along one wall. Inset lighting, radiator and bed control light switches.

BEDROOM 3

10'5" x 12'5" (3.18m x 3.78m)
with a range of mirrored wardrobes along one wall. Radiator and double glazed window to the rear elevation.

BATH AND SHOWER ROOM

8'8" x 8'6" (2.64m x 2.59m)
with suite comprising bath, tiled shower cubicle with combined light and extractor above, vanity wash basin with twin lighted mirror over and wc. Fitted window blinds and ladder rack radiator.

OUTSIDE

A low wall encloses a narrow slate paved forecourt at the front of the house and is suitable for pots etc.

At the rear of the house there is a high walled courtyard garden which comprises a paved sitting out terrace and a lawned area with some climbing plants. Outside tap and access to integral Store incorporating the Worcester gas fired central heating boiler. Vent for drier as well.

There is an independent access to the rear via a shared pedestrian pathway.

SERVICES

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

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

St Georges road leads off Frances Street (which is part of the road leading out of the city centre to the railway station). The White House will be easily recognised on the left hand side.