



13 Daniell Street Truro TR1 2DN
£179,950



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- For sale for the first time in circa 40 years
- Available for sale with no onward chain
- Character filled 2 bedroom cottage
- Opportunity to add value
- In need of complete modernisation
- South facing garden
- Driveway parking
- Video tour available



Available for sale with no onward chain and for the first time in circa 40 years

A charming, 2 double bedroom cottage in need of complete modernisation - situated in a popular Truro location just minutes from the City Centre with a south facing garden and driveway parking.



The Property

A 2 bedroom, character filled home in need of complete modernisation and renovation - This is truly a fantastic opportunity for any prospective purchaser. This charming property has been in our clients family circa 40 years and is one of the only properties on Daniell Street to benefit from off-road parking.

The accommodation comprises of a large sitting room with feature fireplace, dining room with window overlooking the rear garden, stairs leading to the first floor and a separate kitchen with a range of base and eye level units with space for a cooker. Off the kitchen is a small 'lean too' garden room, which our clients have historically used as a dining space and outdoor seating area, but is now used for storage.

Upstairs, two double bedrooms and a family shower room can be found. The principal bedroom, is a large double room with wood panel flooring and is naturally lit thanks to two large windows overlooking the front elevation. The second bedroom is a smaller double with a window overlooking the rear garden. The family shower room is a three piece suite with pedestal wash hand basin, WC and shower. All rooms in need of updating.

To the rear of the property there are two small outbuildings which historically have been used for storage, logs and gardening equipment. Adjacent to these, there are two steps which lead up to a level lawn area, which is boarded by a small array of plants and shrubs. Adjacent to the garden, a small driveway with space for one vehicle (but with potential for more).

In short, an opportunity for any buyer to create something really special, in a wonderful location in Truro, with the benefit of a south facing garden and off road parking.

Any prospective purchaser is advised to take a look at our video tour to fully understand the property but an in person viewing is whole heartedly recommended.





The Location

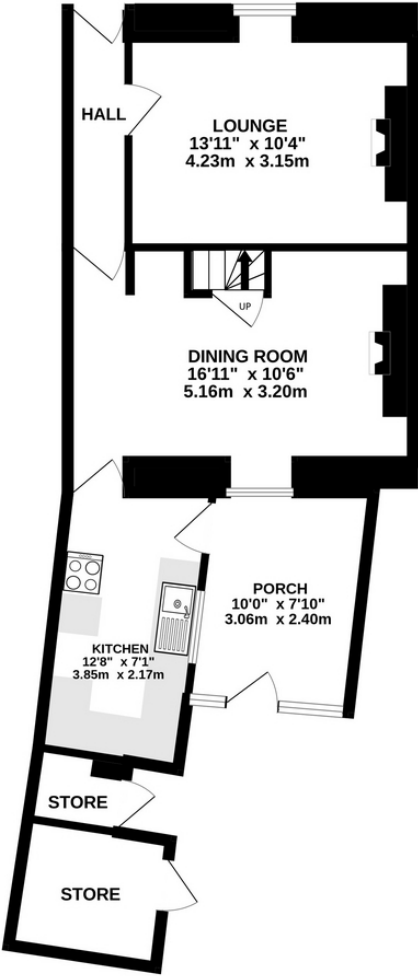
Daniell Street is one of Truro's favoured rows of attractive period houses leading down into the city centre. You are incredibly close to town here being a 5 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.

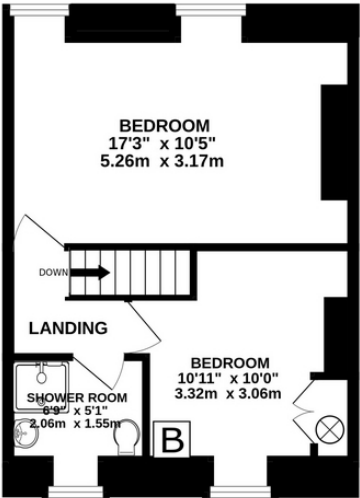


Floorplan

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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.
Made with Metropix ©2020

Property Information

Tenure: Freehold

Council Authority: Cornwall Council

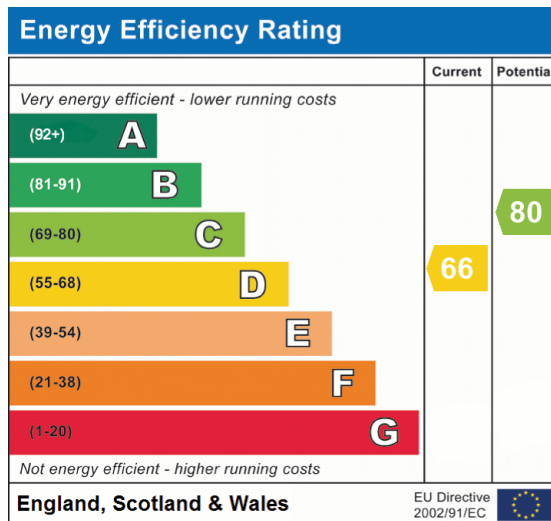
Council Tax Band: B

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network Three – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is Grade II listed and in a conservation area. This sale is subject to probate which has been applied for.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

