

THE OLD CHORISTERS HOUSE
20 OLD BRIDGE STREET

TRURO
TR1 2AH

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE OLD CHORISTERS HOUSE 20 OLD BRIDGE STREET TR1 2AH

PERIOD DETACHED HOUSE SOLD WITH NO CHAIN

This two double bedroom detached period property is located in the heart of the city of Truro. The property is full of charm throughout, yet has been modernised during the current ownership to provide contemporary living.

The accommodation includes; entrance hall, sitting room, kitchen/dining room, w.c., two double bedrooms (master en-suite) and a bathroom. There is an enclosed, rear courtyard garden.

Sold with no chain.

Council Tax - D. Freehold. EPC - D.

GUIDE PRICE £350,000

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PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

The Old Choristers House is a period, imposing detached house situated in the centre of Truro, adjacent to the Cathedral and formerly being their Chorister's' House. Whilst the property falls within a Conservation Area, interestingly it is not listed yet retains much charm and character being a classic Georgian double fronted house with rendered walls, period sash style windows under a delabole slate roof. The property benefits from a peaceful and surprisingly spacious courtyard garden area being almost unique in this location. The accommodation is well presented and comprises; entrance hall, sitting room, kitchen/dining room and a w.c. to the ground floor with two double bedrooms (master en-suite) and a bathroom to the first floor. Sold with no chain, this is a rare opportunity to the market and viewing is highly recommended.

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 HALLWAY

With stairs rising to the first floor, under-stairs storage cupboard and doors into;

SITTING ROOM

3.41m x 3.37m (11'2" x 11'0")

Dual aspect sitting room with windows to front and rear. Radiator.



KITCHEN/DINING ROOM

6.22m x 3.42m (20'4" x 11'2")

Dual aspect kitchen/living/dining room with window to front and rear. Space for living room seating and dining table. Kitchen comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset sink and drainer unit. Integrated oven and four ring gas

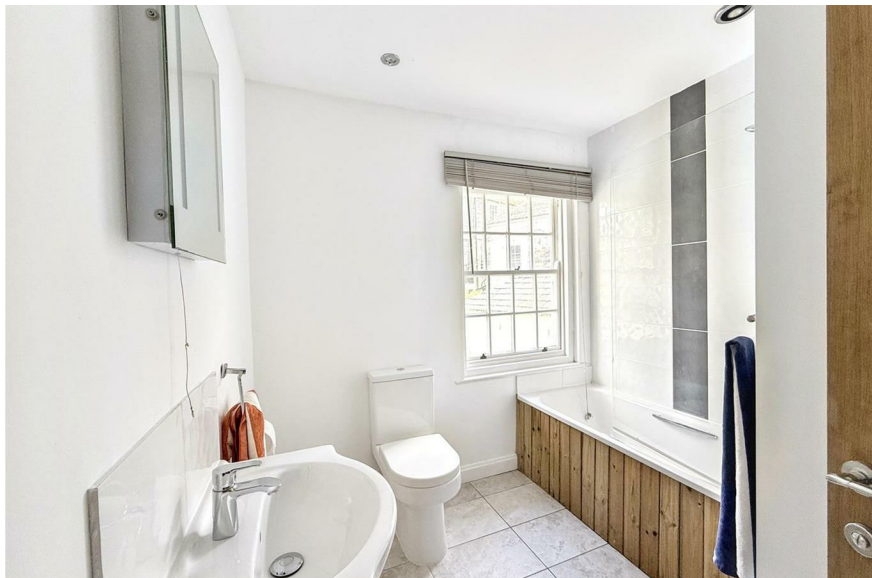
hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine

W.C.

With low level w.c. and hand wash basin. Window to rear.

FIRST FLOOR

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LANDING

Light and airy, with windows to front and rear. Doors into;

BEDROOM

3.29m x 2.98m (10'9" x 9'9")
Window to front, fitted wardrobes and radiator. Door into;

EN-SUITE

2.49m x 1.90m (8'2" x 6'2")
Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Heated towel rail and extractor fan.

BEDROOM

3.47m x 3.35m (11'4" x 10'11")
Dual aspect with windows to front and rear. Fitted wardrobes. Radiator.



BATHROOM

2.53m x 2.26m (8'3" x 7'4")
Comprising a bath with shower over, hand wash basin and low level w.c. Window to rear, heated towel rail and extractor fan.

OUTSIDE

There is a pedestrian side gate providing access to the rear garden which is completely enclosed and therefore perfect for children and pets. The garden is low maintenance, laid to patio and decking areas to enjoy outdoor dining, with views over the river and of the Cathedral spires also.

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

D.

TENURE

Freehold.

DIRECTIONS

From Trafalgar roundabout proceed along St. Clement Street. At the second set of traffic lights turn left onto Old Bridge Street. The property is easily identifiable on the left hand side of the road opposite the Cathedral.

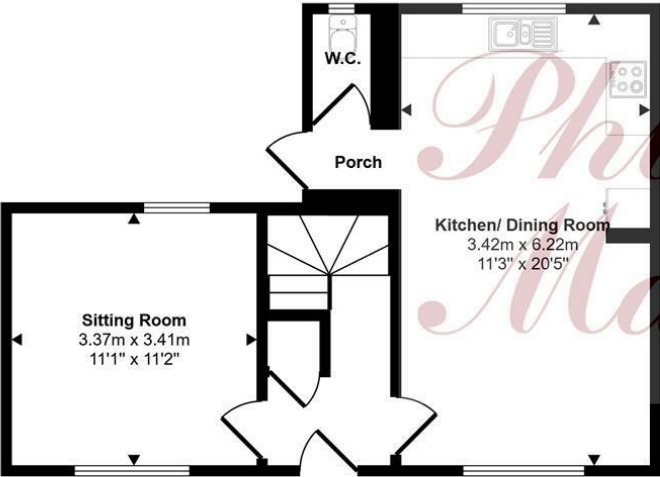
VIEWING

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.

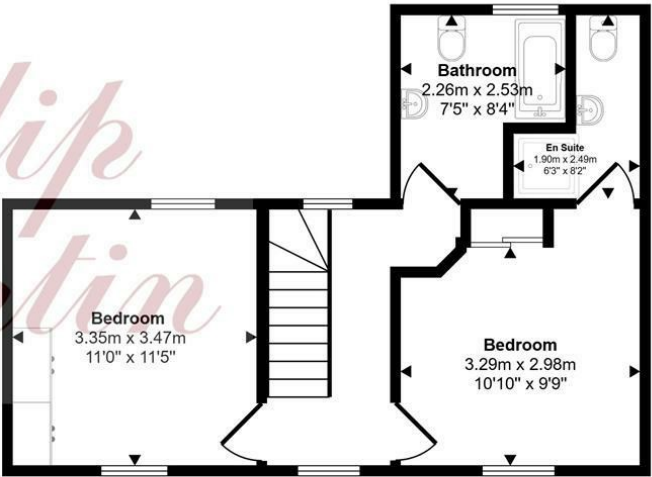
DATA PROTECTION

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Approx Gross Internal Area
82 sq m / 883 sq ft

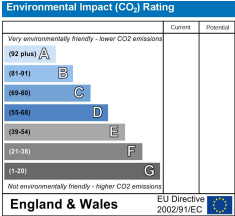
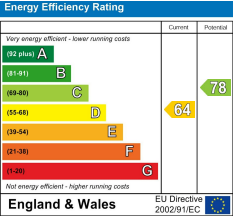


Ground Floor
Approx 43 sq m / 463 sq ft



First Floor
Approx 39 sq m / 420 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.







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