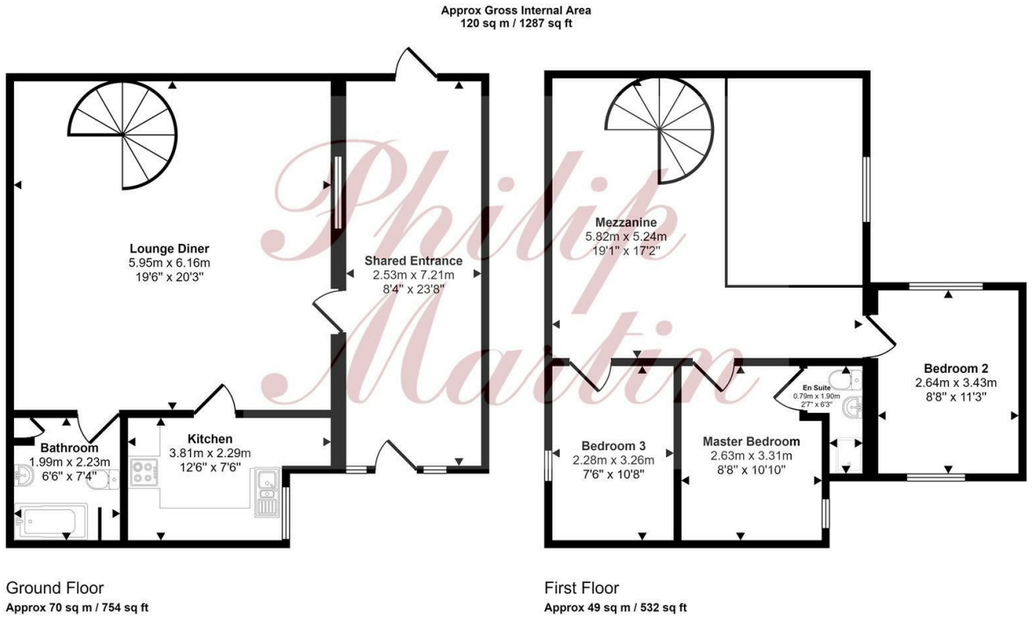
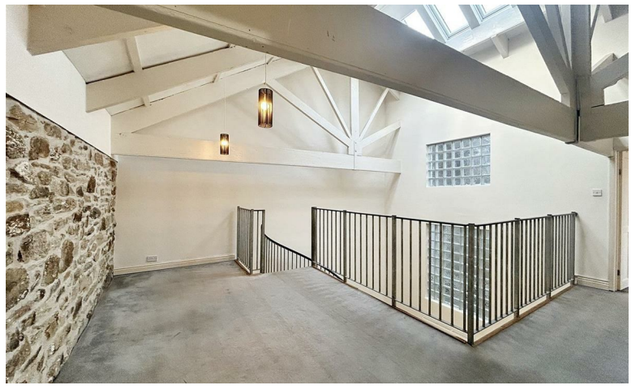
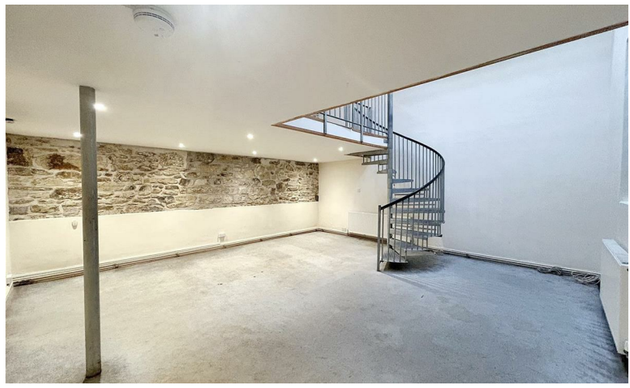
KENWYN STREET, TRURO



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.

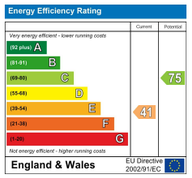


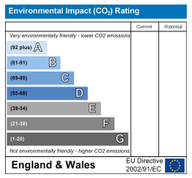


Key Features

- THREE BEDROOM HOUSE
- CITY CENTRE LOCATION
- KITCHEN
- LIVING DINING ROOM
- REFURBISHMENT
- CHARACTER FEATURES
- MASTER BEDROOM WITH EN SUITE
- BATHROOM
- MEZZANINE
- VACANT POSSESSION

Energy performance rating





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RICS rightmove.co.uk The UK's number one property website OnTheMarket.com

4, THE OLD SCHOOL MEWS BICES COURT, KENWYN STREET, TRURO, TR1 3DU

UNIQUE THREE BEDROOM HOUSE IN CITY CENTRE

4 The Old School Mews is a very unique and quirky property situated in a tucked away position in the centre of Truro. The property itself boasts many character features and charm. In all, the accommodation comprises:- open plan living diner, kitchen and bathroom on the ground floor. To the first floor there are three bedrooms (master en suite) and mezzanine.

TENURE FREEHOLD / COUNCIL TAX BAND B / EPC E

Offers Over £175,000

The Property

4 The Old School Mews is a very unique and quirky property situated in a tucked away position in the centre of Truro. The property itself boasts many character features and charm which include exposed stone wall, beamed ceilings and spiral staircase. Now in need of refurbishment, it allows the purchaser to put their own stamp on a character property. No onward chain and vacant possession, early viewing is advised!

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

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

Shared Entrance

8'3" x 23'7" (2.53 x 7.21)
Front door opens in to shared entrance. It is our understanding that No.4 owns the shared entrance and No.5 has a right of access.

Lounge Diner

19'6" x 20'2" (5.95 x 6.16)
Exposed stone wall. Two radiators. Spiral staircase rising to the first floor. Doors to:-

Kitchen

12'5" x 7'6" (3.81 x 2.29)
A range of eye and base level cupboards with worktops over. Space and plumbing for washing machine and freestanding fridge freezer. Electric hob and oven.

Bathroom

6'6" x 7'3" (1.99 x 2.23)
Bath with shower over, W.C and hand wash basin. Extractor fan. Airing cupboard housing the boiler.

First Floor:-

Mezzanine

19'1" x 17'2" (5.82 x 5.24)
Exposed stonework, beams and vaulted ceiling.

Master Bedroom

8'7" x 10'10" (2.63 x 3.31)
Radiator. Window.

En Suite

2'7" x 6'2" (0.79 x 1.90)
Hand wash basin, W.C, shower cubicle. Extractor fan.

Bedroom Two

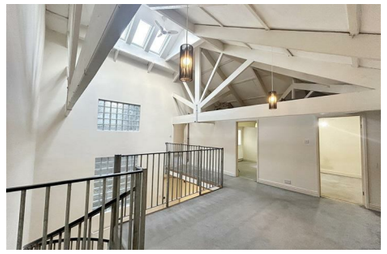
8'7" x 11'3" (2.64 x 3.43)
Window. Radiator.

Bedroom Three

7'5" x 10'8" (2.28 x 3.26)
Window. Radiator.

Tenure

Freehold.



Council Tax

Cornwall Council Tax Band B

Services

Mains water, electricity, drainage and gas.

EPC

Energy Performance Certificate

Current - 41E
Potential - 75C

N.B

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

Directions

From Victoria Square, proceed along Kenwyn Street and opposite the right hand turning for Little Castle Street you will find an alley way. Walk up the alleyway and turn left through the back gates and then turn right. Follow all the way to the end and enter through the white door. The property will be found on the left 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

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