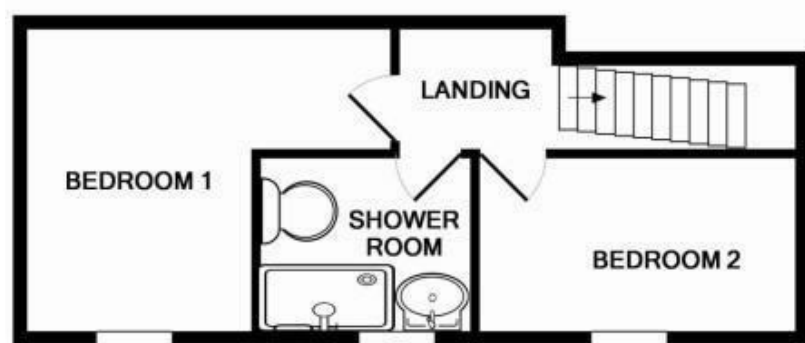
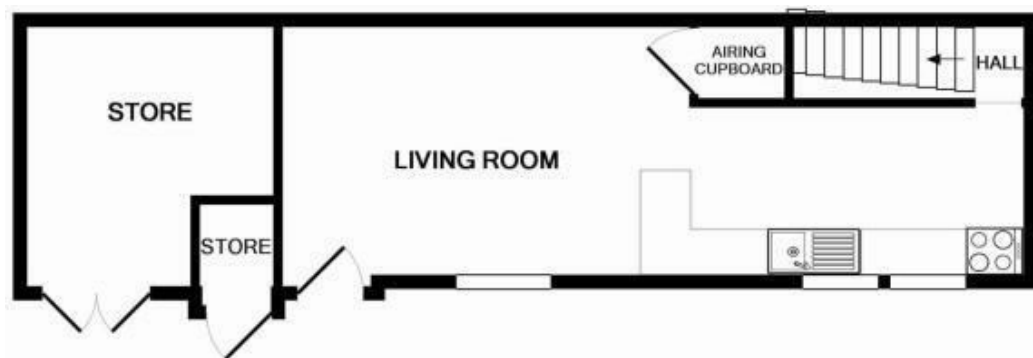


BOSVIGO ROAD, TRURO

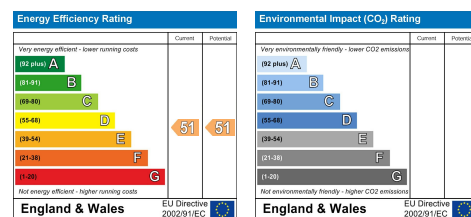


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KEY FEATURES

- Unique Property
- Two Bedrooms
- Open Plan Kitchen/ Living Room
- Shower Room
- Private Outside Area
- Off Road Parking for 2 Vehicles
- Perfect Buy to Let Investment
- Storage Room
- City Location
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



BOSVIGO COTTAGE BOSVIGO ROAD, TRURO, TR1 3DG

TWO BEDROOM PROPERTY WITH OFF ROAD PARKING FOR TWO VEHICLES

This two bedroom property is situated in the heart of Truro, within easy access of the city centre and the amenities on offer as well as the train station. In all, the accommodation comprises open plan kitchen/ dining/ living room to the ground floor with two bedrooms and a shower room to the first floor. Externally there is a private garden that has been laid to decking and chipping for ease of maintenance as well as a store and two off road parking spaces. This is the perfect first time purchase or buy to let investment property.

EPC - E.

GUIDE PRICE £199,950

CONTACT US

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## THE PROPERTY

Bosvigo Cottage is a two bedroom property situated within the heart of the city of Truro. It has fantastic access to both the city centre and the train station. The property was formerly the store at the rear of the pub on Richmond Hill and has been converted into a dwelling over the years. Immaculately presented throughout, the accommodation comprises an open plan kitchen/ dining and sitting room to the ground floor with two bedrooms and a shower room to the first floor. Outside there is a fantastic south facing courtyard garden that has a private outdoor seating area laid to decking as well as an out house storage facility. The property has electric heating and double glazing throughout. The cottage is a truly rare opportunity and is the perfect first time purchase or buy to let investment property. Sold with no onward chain, internal viewing is essential.

## 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

### SITTING ROOM

16'0" x 8'11" (4.90 x 2.72)

An open plan living space leading into the kitchen, with two windows overlooking courtyard, electric wall mounted heater. Utility cupboard under stairs with space and plumbing for a washing machine/ tumble dryer.



## KITCHEN

9'10" x 6'2" (3.00 x 1.88)

The kitchen comprises of a range of base and eye level units with worktops over and tiled splashbacks. Integrated microwave, oven with electric hob and extractor fan over. Stainless steel inset sink and drainer and space for under counter fridge.

## FIRST FLOOR

### BEDROOM ONE

12'7" x 10'9" (3.84 x 3.30)

Window with fantastic views of the cathedral. Electric wall mounted heater.

### BEDROOM TWO

11'3" x 6'3" (3.43 x 1.93)

Window with views towards the cathedral and electric wall mounted heater.

## SHOWER ROOM

7'1" x 6'3" (2.16 x 1.93)

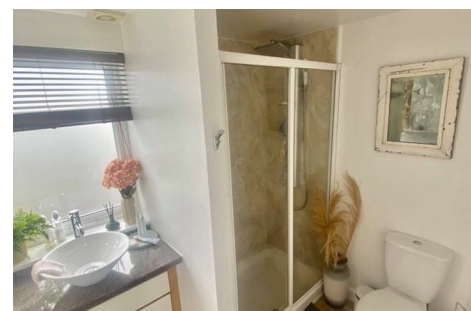
With tiled flooring comprising a walk in, fully tiled shower cubicle, low level W.C. and vanity hand wash basin. Electric wall mounted heater and obscured window.

## OUTSIDE

Enclosed courtyard that has been laid to decking and chippings for ease of maintenance. This space is extremely private and enjoys the sunny aspect throughout the day. There is also a lockable out store, providing an excellent storage facility. There is off road parking for two vehicles.

## SERVICES

Mains electric, water and drainage.



## N.B

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

## DIRECTIONS

From the railway station and proceeding down into the city via Richmond Hill take the first right into Bosvigo Road and Bosvigo Cottage is easily identifiable 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

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.