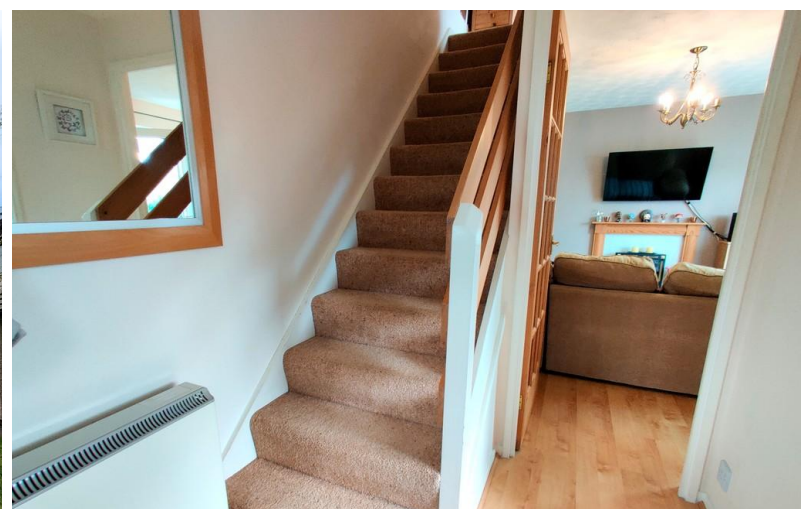


**FOR SALE**



## **Thremilestone**

One bedroom end of terrace house, ideal first time buy or investment. Yield of 5%

**£154,950**

  
**MARTIN&CO**



- One bedroom house
- Great first time buy or BTL investment
- Ideal location for hospital or college
- In good order throughout
- Private enclosed garden and shed
- Allocated parking
- EPC - TBC

#### PROPERTY DESCRIPTION

This one bedroom end of terrace house is ideally located in the heart of Threemilestone and would make a great first time buy or investment property for someone. The property offers a large living room with doors leading out to a conservatory at the rear and fitted kitchen on the ground floor. On the first floor there is a large double bedroom with two storage wardrobes, modern bathroom and large hallway cupboard. Private enclosed garden. Allocated parking space. Double glazing. In good order throughout and currently tenanted, the property is offered for sale with no forward chain. Video tour available. Viewings by appointment.

#### ENTRANCE HALL

A double glazed door leads into the main entrance hall with doorway to the kitchen and further door to the living room. Stairs rise to the first floor.

#### KITCHEN 7' 2" x 5' 10" (2.199m x 1.780m)

The kitchen is fitted to two sides with a range of above and below counter units with worktops above. Space and plumbing for washing machine and dishwasher. Space for under counter fridge. Space for electric oven. Stainless steel sink and drainer. Double glazed window to rear aspect overlooking the garden

#### LIVING ROOM 12' 0" x 11' 1" (3.683m x 3.383m)

A light and bright room due to the large window and door leading to the conservatory. Ample space for both living and dining.



**CONSERVATORY 9' 5" x 6' 8" (2.893m x 2.053m) MAX**

Double glazed and with views into the garden. Great extra reception room or home office.

**LANDING**

Stairs rise from the ground floor to the landing. Large hallway storage cupboard. Doors to bedroom and bathroom.

**BEDROOM 13' 1" x 9' 4" (3.998m x 2.861m)**

Large double bedroom. Folding door giving access to storage cupboard / wardrobe plus small cupboard positioned above the stairs. Double glazed window to rear aspect overlooking the garden.

**BATHROOM**

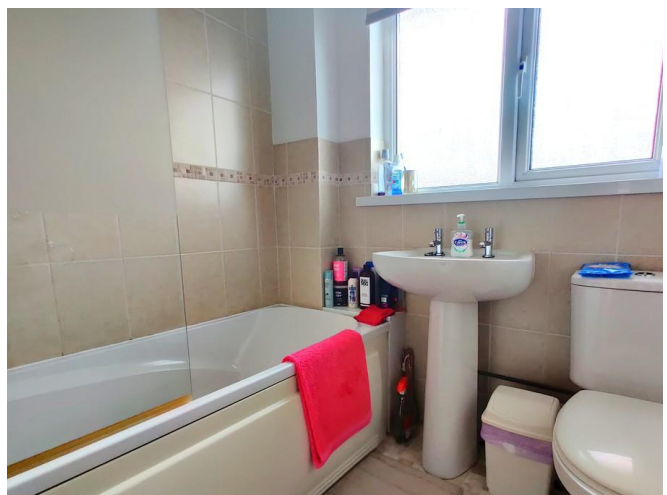
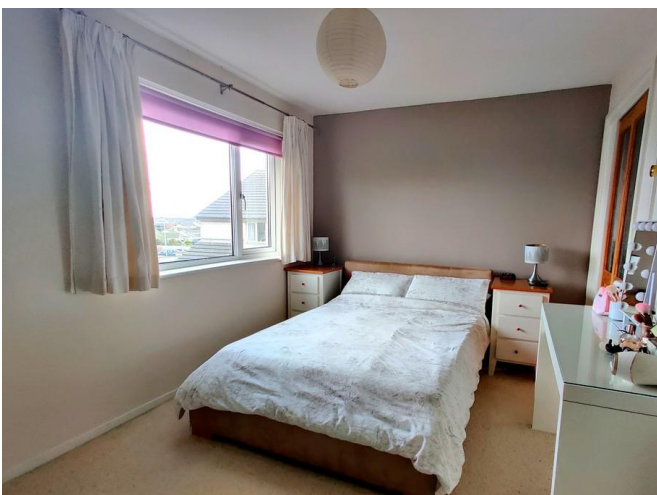
Modern bathroom with white three piece suite comprising of bath with shower over, WC and wash hand basin. Half tiled walls. Opaque double glazed window to rear aspect.

**GARDEN**

To the rear of the property is an enclosed garden. Mostly laid to lawn with some well established boarder plants and shrubs. Large wooden shed. Small area of patio.

**PARKING**

The property has an allocated parking space in the car park area to the rear of the property.





## Martin & Co Truro

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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