

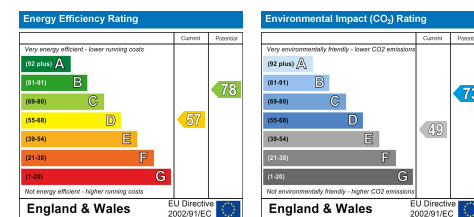
FAIRMANTLE STREET, TRURO



KEY FEATURES

- Mid Terrace Property
- Two Reception Rooms
- Two Bedrooms
- Planning Permission Granted
- City Centre Location
- Kitchen
- Bathroom
- Rear Garden
- Permit Parking Available
- No Chain

ENERGY PERFORMANCE RATING



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58 FAIRMANTLE STREET, TRURO, TR1 2EG

MIDDLE TERRACE HOUSE IN NEED OF SOME REFURBISHMENT

Prominently located in a busy street on the edge of the shopping centre and with a long back garden which is surprisingly quiet and with separate rear access. Accommodation comprising; sitting room, dining room, kitchen, two bedrooms and a bathroom. Brand new gas boiler for central heating system and double glazed. Residents permit parking available via application. EPC - D.

GUIDE PRICE £175,000

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

GENERAL REMARKS

This property is located halfway along Fairmantle Street immediately opposite the junction with Tabernacle Street and this gives it a very open outlook. It is a house of cottage proportions but painted white throughout it portrays a feeling of light and space and affords good sized accommodation with two bedrooms and a bathroom on the first floor as well as two reception rooms and kitchen to the ground floor. At the rear there is a long back garden, which is surprisingly quiet with rear pedestrian access from William Street. The property has been in the same ownership for many years and now warrants some further upgrading with particular reference to the kitchen. The property benefits from a brand new central heating boiler and double glazing. The property offers huge potential.

PLANNING

The property has planning permission granted for the change of use as well as a rear extension, to reconfigure the layout and to include a cloakroom and utility space to the ground floor with an additional bedroom/ study space on the first floor.

Planning Reference Number - PA03/1082/99/N

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 approx)

GROUND FLOOR

HALLWAY

Entering directly from Fairmantle Street and with radiator, large round wall light, electricity meters, burglar alarm panel and stairs to the first floor.

SITTING ROOM

12'3" x 11' (3.73m x 3.35m)
With two globe wall lights and radiator.

DINING ROOM

13'6" x 9'6" (4.11m x 2.90m)
With a brand new gas boiler, radiator and cupboard under the stairs.

KITCHEN

13'10" x 6'6" (4.22m x 1.98m)
Fitted with a range of base units with work surfaces, open shelving and radiator (please note that there is no sink fitted and it is likely that a new owner would completely refit this area). A new boiler has also been fitted.

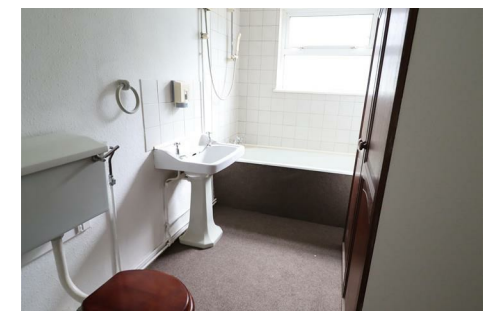
FIRST FLOOR

LANDING

With radiator.

BEDROOM ONE

14'8" x 12'3" (4.47m x 3.73m)
With gas point installed to former open grate. Loft hatch with sliding ladder and pull light switch to partly boarded roof space.



BEDROOM TWO

10' x 9'8" (3.05m x 2.95m)
With deep built-in cupboard, radiator and plumbing facility.

BATHROOM

With bath having shower over and Redring electric shower fitting, wash basin and W.C., radiator and airing cupboard containing fortic tank.

OUTSIDE

There is a small courtyard immediately to the rear of the house and from here some steps lead up to the garden. The garden stretches for nearly 100ft and whilst uncultivated there is plenty of scope for landscaping and planting. There is a small shed at the top of the garden and a right of way provides pedestrian access to William Street. Residents permit parking also available.

SERVICES

Mains electric, water, drainage and gas.

DIRECTIONS

From the roundabout on the A390 at Tesco, Fairmantle Street is easily located by passing Iceland and No. 58 will be found on the left hand side.

N.B

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

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.

