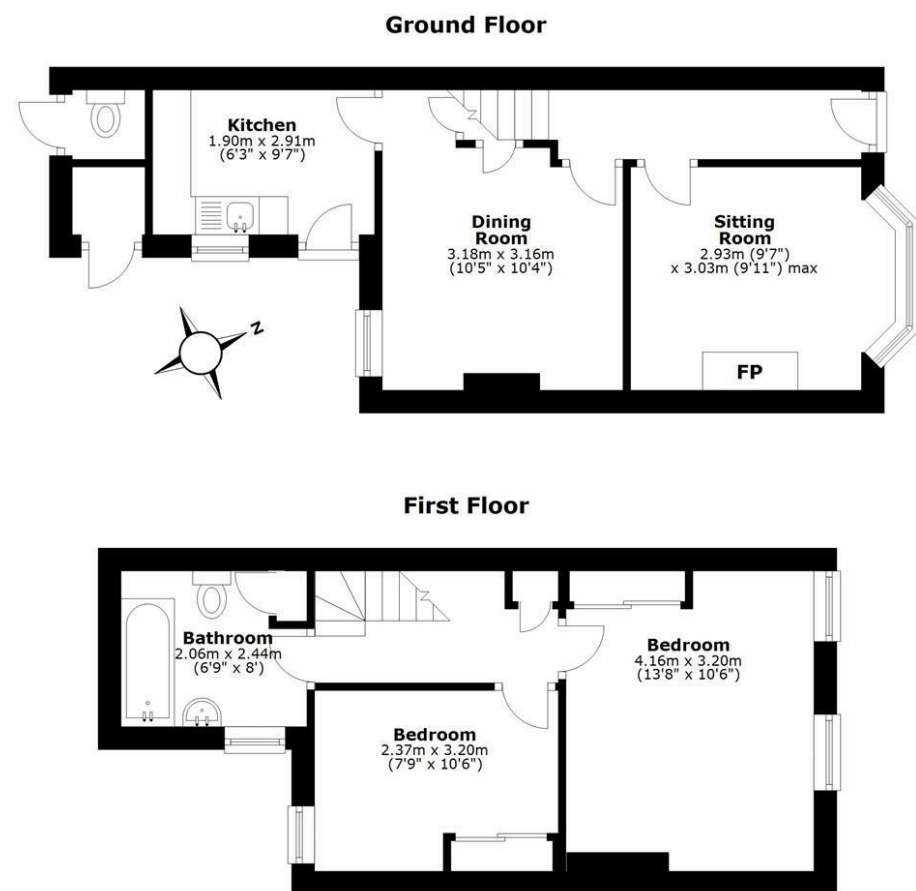


BROAD STREET, TRURO



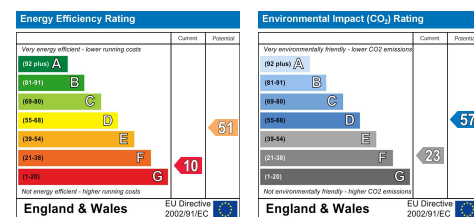
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

22 Broad St, Truro

KEY FEATURES

- Victorian Townhouse
- Bathroom
- Dining room
- Long rear south facing garden
- Potential parking
- 2 Bedrooms
- Sitting room
- Kitchen
- Outside wc and laundry shed
- Early possession

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



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22 BROAD STREET, TRURO, TR1 1JD

A MIDDLE TERRACE TOWNHOUSE WITH HUGE POTENTIAL

A bay fronted Victorian house quietly located in a favoured residential part of Truro. A good substantial property and a "blank canvas" for anyone wanting a period home to adapt to their particular style and character. Long rear south facing garden with a secondary road frontage and potential for private parking. 2 bedrooms, bathroom, sitting room, dining room and kitchen. Scope for some further updating. Same family ownership for many years. Early vacant possession and no onward chain. EPC - G

GUIDE PRICE £225,000

GENERAL REMARKS AND LOCATION

This is an ideal property for those wanting to purchase a substantial period home in one of the most sought after parts of Truro and with huge scope to further improve and even extend. 22 Broad Street has been modernised and updated over the years and whilst ready to move into and fully mortgageable it is ideal for anyone wanting to sympathetically upgrade and combine contemporary living with a traditional period feel. The position of the house on the lower side of Broad Street is a particular asset as the long rear garden is entirely south facing and with remodelling or possible extension the living accommodation could benefit from a sunny aspect throughout the day. Indeed the garden on the south side of the house has been much cherished over the years and this has the rare attribute of independent access providing potential to create a parking area (subject to consent but precedent set already with adjacent properties).

This property is likely to appeal to a wide range of persons but especially a young couple or small family or even a single professional person working in the city and wanting a period home in a convenient location and with scope to improve. Early viewing is essential.

Broad Street is a turning off Mitchell Hill on the eastern edge of Truro City centre. It is a sought-after residential area and for those with a young family the acclaimed Archbishop Benson Primary School is literally just along the road. Indeed it is a very convenient location for access to the shopping centre where there is a considerable representation of national retail outlets as well as many individual and boutique shops and one of the nearest supermarkets being Waitrose less than a mile away.

Truro is essentially the capital workplace of the county. There are a number of both private and state schools. a main line railway link to London (Paddington) and plenty of leisure opportunities such as cricket club, tennis courts, gym clubs and a fab children centred pirate ship playground at nearby Boscawen Park. The Hall for Cornwall is also a popular venue providing all year round entertainment (currently undergoing refurbishment), there are

various hospitals (Treliske, Duchy and Truro Health Park) and both County and Magistrates Courts (the latter just up the road from Broad Street). Other cultural facilities include the Royal Cornwall Museum and the historic Cathedral which usually feature regular concerts.

THE HOUSE

The house is very much in its original form and has a number of traditional period features typical of its era. There are high ceilinged rooms, some exposed timber flooring, deep window bay, fireplaces and a turning stairway to the first floor. It is acknowledged some aspects of the property would benefit from upgrading but there is double glazing throughout and the bathroom has a recently replaced suite.

The house has scope to extend at the rear and possibly into the roof space, subject to any necessary consents.

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

GROUND FLOOR

HALL

with stairs to the first floor with slender brass handrail.

SITTING ROOM

9'11" x 9'6" max (3.03m x 2.92m max)
with stone fireplace having open grate, window bay, and open boarded floor.

DINING ROOM

10'5" x 10'4" (3.18m x 3.16m)
with pine fireplace surround with tiles inset and boarded grate. Understair cupboards.



KITCHEN

6'3" x 9'6" (1.91m x 2.90m)
with sink unit and side worktop with cupboards below. Built in cupboard in resect and a row of wall mounted storage cupboards. Rear entrance door.

FIRST FLOOR

BATHROOM

6'9" x 8'0" (2.06m x 2.44m)
accessed from half landing level and with suite comprising bath vanity wash basin and wc. The room is pine panelled.

LANDING

with doors to both bedrooms and full height built in cupboard

BEDROOM 1

13'7" x 10'5" (4.16m x 3.20m)
with two large windows to the front elevation and a range of full height fitted wardrobes.

BEDROOM 2

7'9" x 10'5" (2.37m x 3.20m)
with a range of full height fitted wardrobes. Large window affording a pleasant view over the rear garden.

OUTSIDE

Here lies the greatest potential with the house due to its south facing aspect and scope to extend. Currently there is a small shed integral with the building with plumbing for a washing machine. There is also an outside wc. These outhouses could perhaps be incorporated into the kitchen and so enabling a lovely outlook over the garden

A long GARDEN gently slopes at the back of the house towards the rear access road and is a warm south facing area which is both private and sheltered. A wisteria clad trellis arch with gravel and paved pathways lead to a circular paved centrepiece edged with

borders for herbaceous planting and with a number of shrubs and trees providing maturity and interest. At the bottom of the garden there is a large timber GARDEN SHED and steps down to the road. Here there is potential to create a private parking space as many of the neighbours have already done. There is a small concreted forecourt at the front of the property.

SERVICES

Mains water, electricity and drainage connected.
NB. The electrical circuit and appliances have not been tested by the agents

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.

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.

DIRECTIONS

Number 22 will be easily identified towards the end of the street with a sale board displayed.

