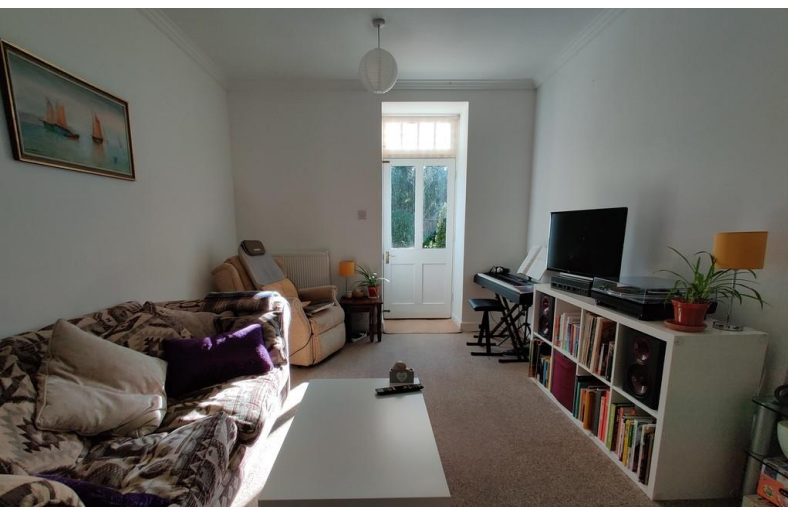


FOR SALE



Truro

One bedroom mid terraced house on this sought after development close to the city. Great first time buy or BTL investment.

£150,000

MARTIN&CO



- One bedroom house
- Close to the city centre
- Ample parking
- Gas central heating
- Great first time buy or BTL
- EPC - D

PROPERTY DESCRIPTION

This one bedroom house is located on the Yew Tree Court development close to Truro city centre and would make a first time buy or ideal 'buy to let' investment. The property itself has a kitchen and large living room on the ground floor with a door out to the communal gardens. On the first floor there is a large double bedroom with high ceilings and a modern bathroom with shower over bath. Gas central heating. Currently tenanted but can be sold either vacant or with a tenant in situ. Viewings by appointment.

ENTRANCE HALL

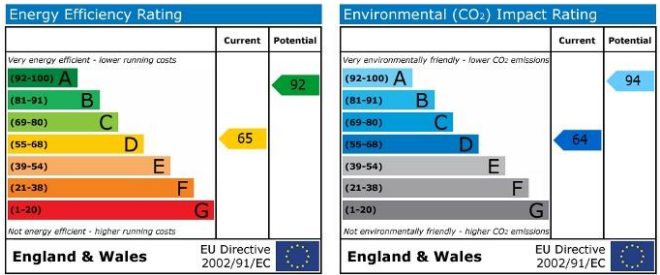
With doors to kitchen and living room. Stairs rise to first floor. Hatch to small loft area

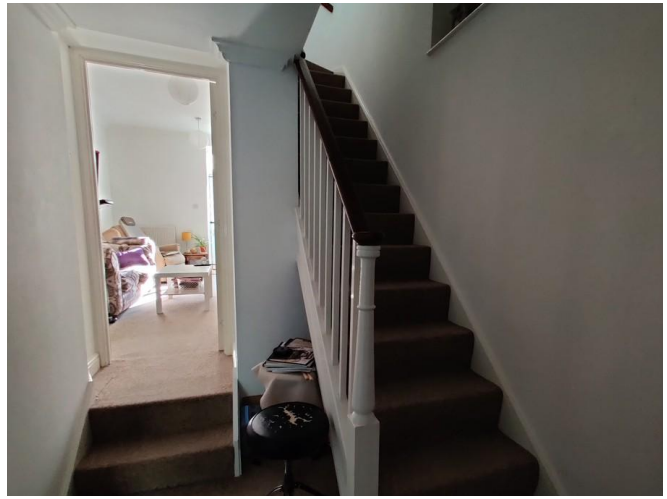
KITCHEN 9' 6" x 5' 1" (2.901m x 1.555m)

The kitchen is fitted to two sides with a range of units and worksurfaces. Electric oven and hob with extractor over. Fitted below counter fridge. Wall hung gas boiler. Window to front aspect

LIVING ROOM 16' 5" x 10' 7" (5.010m x 3.248m)

The living room is an impressive space especially for a one bedroom house. Ample space for living and dining. Large built in storage cupboard. Door that leads out to the rear of the property and on to the communal gardens





LANDING

From the ground floor stairs rise to the first floor landing with doors to bedroom and bathroom

BEDROOM 10' 2" x 10' 10" (3.105m x 3.312m)

Large double room with high ceilings and large window to rear aspect

BATHROOM

L-shaped. Fitted with a white three piece suite comprising bath with shower over, WC and wash hand basin. Window to front aspect

OUTSIDE

The property is set in well maintained communal gardens which are managed by the agent for the development. One allocated and numbered parking space directly outside the property with a number of visitors spaces nearby.

LEASEHOLD

The vendor informs us that the property is to be sold leasehold with 999 year lease from 1 July 1998. Ground rent of £128pa, and maintenance charges of £114 per month





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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 part 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision 191 020

