

TRURO CITY

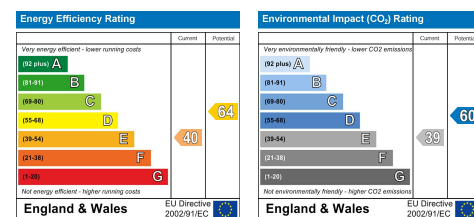


TOTAL AREA: APPROX. 126.6 SQ. METRES (1362.5 SQ. FEET)

KEY FEATURES

- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Garden
- Bathroom
- Parking
- Gas Central Heating
- Utility & Cloakroom
- City Centre Location

ENERGY PERFORMANCE RATING



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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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14 MITCHELL HILL TERRACE, TRURO, TRURO CITY
WONDERFUL PERIOD TOWN HOUSE - NO CHAIN

A spacious family home situated close to the city centre and within Archbishop Benson and Penair School catchments. Full of original period features including a magnificent tessellated tiled hallway, ornate ceiling cornices and high ceilings. Four bedrooms, sitting room, dining room, kitchen, utility, cloakroom and bathroom. Partial double glazing and gas central heating. Enclosed rear garden and parking. No chain. EPC - E

GUIDE PRICE £375,000

GENERAL COMMENTS

14 Mitchell Hill Terrace is a spacious family home situated close to the city centre and within a short walk of Archbishop Benson and within Penair School catchment. The house is very attractive and is full of original period features including a magnificent tessellated tiled hallway, ornate ceiling cornices and high ceilings. Double glazing has been installed in recent years on the rear elevation and the house is in excellent condition. The accommodation includes four bedrooms (three at first floor level and a particularly large loft room), sitting room, dining room, kitchen, utility with cloakroom and bathroom. At the rear is a very private garden that enjoys the afternoon and evening sun as well as off road parking which is a real asset so close to the city centre. The property is to be sold with no onward chain.

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):

ENTRANCE VESTIBULE

With tessellated tiled floor and half glazed period door with coloured panes leading to:-

ENTRANCE HALL

A wonderful hallway with original tessellated tiled floor and ornate ceiling cornices, radiator, stairs to first floor with understairs storage cupboards and original wooden doors leading to all principal rooms.



SITTING ROOM

13' x 12'4" plus bay (3.96m x 3.76m plus bay) Feature open fireplace with tiled and wooden surround and mantle over, tiled hearth. Ornate ceiling cornice, picture rail, bay window overlooking the front. Television point, exposed wooden floor, radiator.

DINING ROOM

11'5" x 10'3" (3.48m x 3.12m) Feature open fireplace with tiled and wooden surround and mantle over, tiled hearth, picture rail, telephone point, radiator. Double glazed French doors opening to rear.

KITCHEN

10'6" x 7'10" (3.20m x 2.39m) Base and eye level units, one and a half bowl stainless steel sink with single drainer, worktops with tiled splashbacks, breakfast bar, Hotpoint double oven with gas hob and extractor hood over, space and plumbing for dishwasher, tiled floor, Two double glazed windows to side. Half glazed door opening to:-

UTILITY

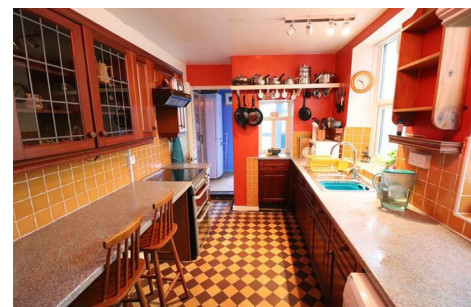
10'2" x 7'11" (3.10m x 2.41m) Window to rear and door opening to garden (both double glazed). Single stainless steel sink/drain, space and plumbing for washing machine, tiled floor, space for fridge/freezer. Worcester gas fired central heating boiler.

CLOAKROOM

Low level w.c, tiled floor, shelves.

FIRST FLOOR

Landing with doors to all first floor rooms. Stairs leading to second floor. High level window affording natural light. Understairs storage cupboard.



BEDROOM ONE

12'11" x 10'4" (3.94m x 3.15m) Window to front. Victorian feature fireplace with wood surround and mantle, radiator.

BEDROOM TWO

11'3" x 10'4" (3.43m x 3.15m) Double glazed window to rear. Victorian feature fireplace with wood surround and mantle, exposed wooden floor, radiator.

BEDROOM THREE

9'2" x 5'7" (2.79m x 1.70m) Window to front, telephone point and radiator.

BATHROOM

11' x 7'10" (3.35m x 2.39m) A half tiled room with white suite comprising low level w.c, pedestal wash hand basin, panel bath with fully tiled surround, glazed shower screen and shower above. Loft access. Storage cupboard. Double glazed window to rear.

SECOND FLOOR

BEDROOM FOUR

17'5" x 16'3" max (5.31m x 4.95m max) Two skylights. Two storage radiators. Useful storage cupboards in the eaves.

OUTSIDE

To the front is a pedestrian gate from Mitchell Hill leading up a number of steps to a small front garden laid to lawn surrounding a tree in the centre. A paved pathway leads to the front door.

At the rear is an enclosed garden laid largely to lawn enclosed within side walls and garden fence with dense mature shrubs to either side offering privacy. The garden enjoys the afternoon and evening sun. A paved pathway leads to a rear pedestrian gate and there are two timber garden sheds. Beyond the rear garden is a paved parking space accessed from a rear lane leading from Campfield Terrace.

SERVICES

Mains water, electricity, gas and drainage.

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.

DIRECTIONS

From the main Trafalgar roundabout take the turning into St. Austell Street and at the first set of traffic lights turn right into Mitchell Hill. Mitchell Hill Terrace will be found past the Rising Sun public house on the left hand side.

DATA PROTECTION

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