



1 Tremayne Road,
Truro

LODGE & THOMAS
ESTABLISHED 1892

1 Tremayne Road,

Truro, Cornwall TR1 3TH

Guide Price - £235,000 Freehold

- 3 bedroom semi-detached house
- Lapsed planning for a building plot
- Garage & off road parking
- No forward chain
- Ideal Investment Property
- CASH BUYERS ONLY

A three bedroom semi-detached house built circa 1930's, in an elevated and convenient position for easy access to the main amenities and facilities of the city centre. Potential for a building plot within the gardens, subject to planning.



The Property

A semi detached house, requiring a degree of modernisation, benefiting from PVC double glazing and gas central heating. A pedestrian path and steps from Tremayne Road lead to the front, with parking and access from Eliot Road to the rear.

Accommodation

The accommodation comprises (all dimensions approximate):

Entrance hall - Stairs to first floor; **Living Room** (4.17m x 3.65m) bay window to front elevation, fireplace (not in use); **Dining Room** (4.5m x 3.4m) woodburning stove, understairs storage cupboard; **Kitchen** (2.5m x 2.14m) door to outside, range of matching floor and wall mounted units, space for oven/cooker, sink unit; **Utility** Worcester gas boiler;

Galleried landing, loft access. doors off to:

Bedroom One (3.4m x 3.4m) window to front elevation views towards viaduct; **Bedroom Two** (3.6m x 2.6m) window to rear elevation; **Bedroom Three** (2.4m x 1.8m) window to front elevation and view of viaduct; **Bathroom**; bath with shower over, pedestal handwash basin, separate WC;

Outside

The property is complemented with gardens to the front and side, predominantly to lawn with mature borders. In the garden area there is also an outside bin store and wc. Above the house is parking space for 1-2 cars and a **Garage** (4.5m x 2.3m) with power and light.



EPC: D62 Council Tax Band: A

Agents Note: A mundic report has identified mundic block within the property – cash buyers only.

Building Plot – Lapsed Planning

In June 2022, outlined planning consent (Ref No. PA22/00914) was granted for a detached dwelling, in the side garden of the property, with all matters reserved. It was envisaged that the plot be suitable for a detached two bedroom dwelling with two off road parking spaces. The planning has now lapsed, but it is felt that the planning could be reestablished subject to the new planning application.

Services

It is understood all mains services are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Location

Situated in an established residential street in Truro, lying within easy reach of the public parks and the city centre and the train station. In an elevated position, views are enjoyed over Truro, towards the viaduct. The property lies within residents permit parking area, and also benefits from off road parking.

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

From the city centre, proceed along St Georges Road, turning right at the viaduct and before the skate park, proceed up the hill taking the third right turn into Tremayne Road and the property is the first on the left.

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