



Truthan View

Trispen

Truro

TR4 9AS

70% Shared ownership
£105,000

- WELL PRESENTED COACH HOUSE
 - SPACIOUS AND LIGHT ACCOMMODATION THROUGHOUT
- LOVELY PRIVATE LAWNED GARDEN
- OPEN PLAN LIVING/DINING AREA
 - SEPARATE KITCHEN AREA
- GARAGE WITH POWER AND LIGHT
 - SCAN QR CODE FOR MATERIAL INFORMATION



 **Millerson**
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Tenure - Freehold

Council Tax Band - A

Floor Area - 560.00 sq ft



1



1



1



E54

DESCRIPTION

Shared Ownership - 70% Equity ownership. A very pleasant One bedroom coach house offering superb, light and airy accommodation to include a generous double bedroom, an attractive and spacious 'L' shaped Living room/Dining room, a well appointed Kitchen along with an excellent bathroom. the property also benefits from an attractive enclosed garden and garage with power and light. Situated in the ever popular Truthan View development on the outskirts of Trispen, the property is superbly located and is a short commute into the County City of Truro. Sunny, spacious, well presented and well positioned, this is an excellent opportunity for a wide range of buyers. Book early viewing to avoid disappointment.

ENTRANCE

Composite part double glazed door opening into:

ENTRANCE HALL

A generous hallway providing space for coats and shoes. ceramic tile flooring. Stairs ascending to first floor.

OPEN PLAN LIVING ROOM/DINING ROOM

21'1" x 17'7" max l shaped room (6.416 x 5.366 max l shaped room)
A superb main reception space which benefits from a wealth of natural light. there are clearly delineated areas for sitting room and dining room and open access to the Kitchen, adding to the airy and spacious feel of the room. UPVC double glazed window to front elevation. Two Dimplex wall mounted heaters.

KITCHEN

8'7" x 8'3" (2.628 x 2.509)
A well appointed Kitchen with Ceramic tile flooring. A range of floor standing and wall mounted cupboard and drawer units with polished stone effect work surfaces over. 1 1/2 bowl stainless steel sink unit with drainer board and mixer tap over. inset oven with four ring hob and extractor fan over. Space and plumbing for washing machine. Space and plumbing for Fridge/Freezer. UPVC double glazed window to front elevation. Metro tiled splashback.

BEDROOM

13'2" reducing to 10'3" m x 12'3" reducing to 6'7" (4.007 reducing to 3.128 m x 3.726 reducing to 2)
An excellent double bedroom with UPVC double glazed window to front elevation. Oak effect laminate flooring. built in storage cupboard. Dimplex wall mounted heaters.

BATHROOM

7'0" x 5'7" (2.138 x 1.700)
Ceramic tile flooring. Paneled bath with shower attachment over. Low level W.C. Pedestal wash hand basin. Part tiled to three sides. UPVC double glazed obscured window to side elevation. Wall mounted heated chrome towel rail. Extractor fan.

OUTSIDE

Externally there's a lovely private garden which is gated and enclosed. this is predominantly laid to level lawn with an additional area which is decked and benefits from a Gazebo style roof.. An excellent entertainment space and a pleasantly private and sunny retreat!

GARAGE

Up and over garage door. Power and light. Entrance into downstairs storage cupboard.

MATERIAL INFORMATION

Verified Material Information

Council tax band: A

Tenure: Freehold

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK

Parking: Garage and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

AGENTS NOTE

This property is subject to a Section 106 agreement, and the sale price of £105,000 represents a 70% share of Equity in the property. We have also been advised by the current vendor that there is an annual Estate fee of £159.57 Payable to First Port Management company.



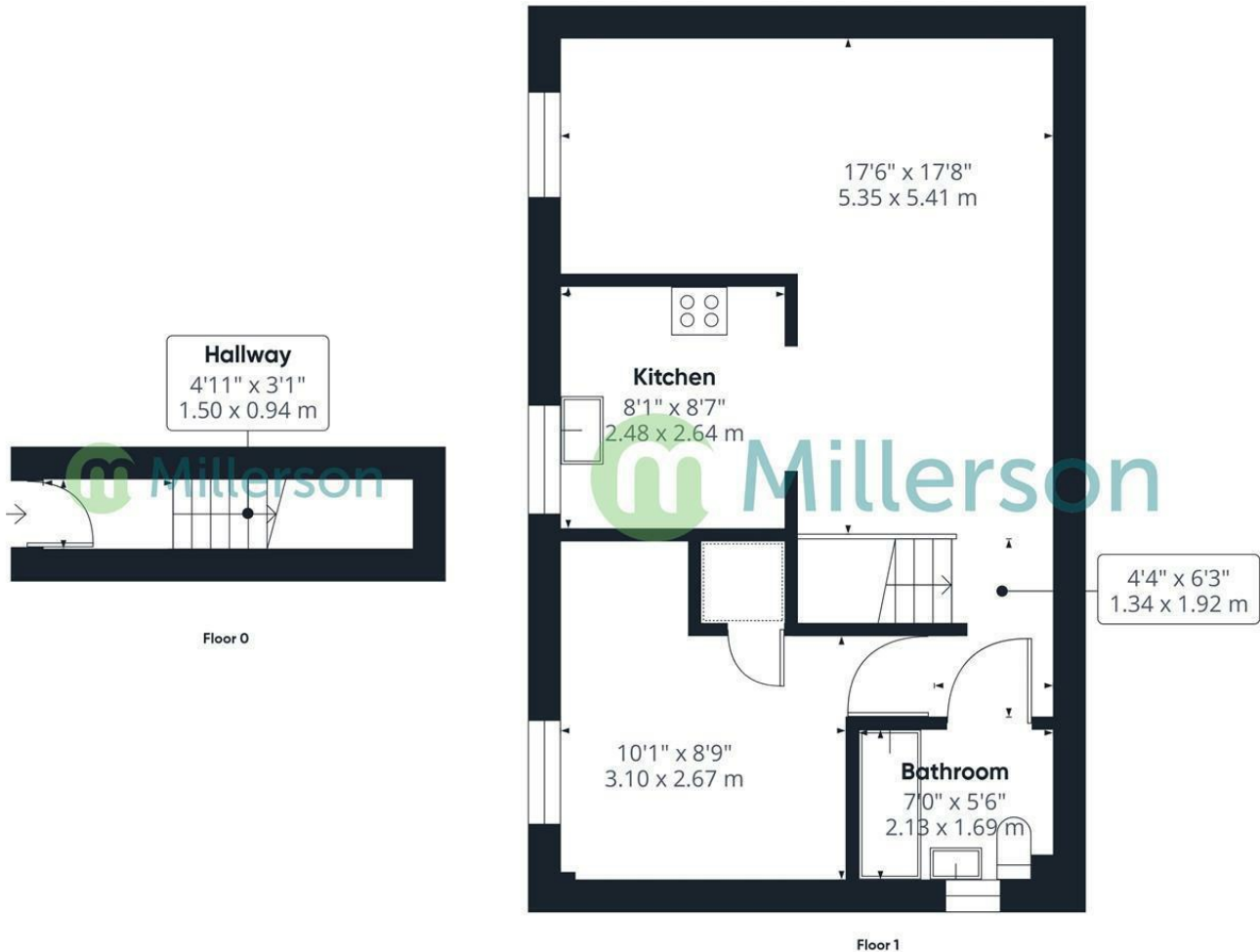
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Approximate total area⁽¹⁾
 521 ft²
 48.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

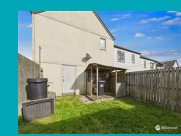
Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

