

## 47a Daniell Road, Truro

Guide Price £175,000 Leasehold

Modern first-floor apartment, on a highly desirable and charming road, lined with mainly freehold period houses and just a stone's throw away from the City centre! Walking distance to a popular restaurant at the end of this road & bar called 'The Thomas Daniel' as well as other amenities. Benefitting from a courtyard garden and a carport. Gas central heating & double glazing. No onward chain.



## LOCATION

Daniell Road is set in an ideal position, situated just off the upper end of Lemon Street and a road full of charming period Edwardian family homes. The amenities of Truro just a short walk away include high street shops, restaurants, popular cafes, Hall for Cornwall staging big names and acts, Royal Cornwall Museum and a cinema. Beautiful countryside walks nearby including the old railway track from the back of County Hall and leading around down to Newham nearby to the river. Our favourite restaurant & bar at the end of the road is The Thomas Daniel which in recent years has changed ownership and transformed into a very popular eatery and drinking destination. A well-equipped children's play park and recreation area is nearby and the dentist and doctors surgeries all situated at the Truro Health Park. Transport links are excellent with regular bus routes and the main line railway station just a short walk away, connecting you to Penzance, Falmouth, St Ives or in the other direction to London Paddington and other principle cities. Overall this is a lovely area of the City to be situated and would recommend a viewing to fully appreciate its location and what's on offer.

- Freehold property divided into two flats
- Ideal For Investors Or First Time Purchase
- First Floor Apartment With Two Bedrooms
- Modern Kitchen & Shower Room
- Double Glazing & Gas Central Heating
- Carport & Courtyard Garden
- Sought After Location
- No Onward Chain

Council Tax band: TBD

EPC Energy Efficiency Rating: D

## AGENTS NOTE

Both the first floor and ground floor apartment will be available for sale and have both been successful rental properties in recent times. Both can be purchased together for investment or to create and reconfigure into a freehold residential dwelling subject to necessary local planning consents. To be sold with vacant possession and no onward chain. Please enquire for further information with Heather & Lay.

## TENURE

Leasehold – Tenure 150 years commencing from 1st January 2011, the apartment will benefit from a share of the freehold with the ground floor apartment. Service charges and buildings insurance TBC.



## THE PROPERTY

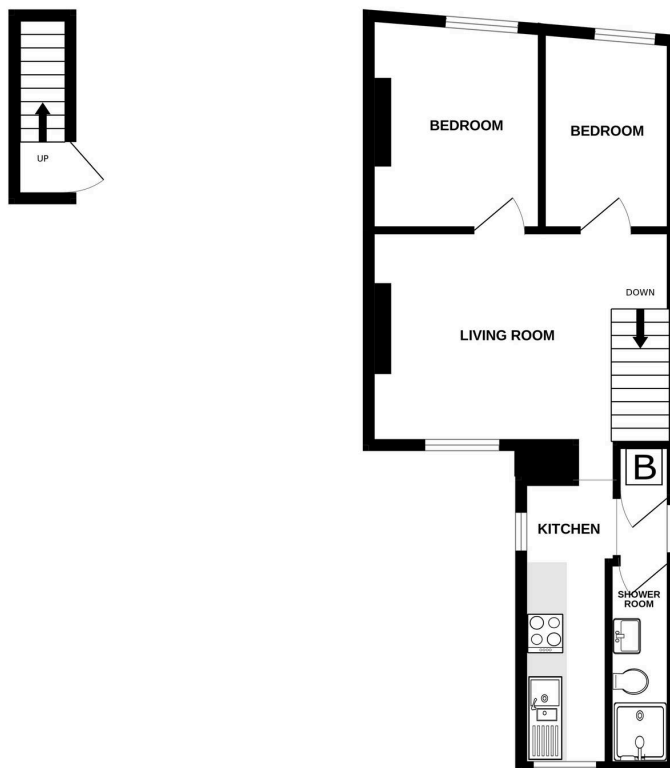
Previously an end of terraced freehold property which has been divided into two, two bedroom apartments and has been a successful rental income for the current owners. This first floor apartment would be a great first purchase for someone looking to get onto the property ladder and set in a highly desirable location in Truro. Very rarely do apartments come available on this popular road of mainly freehold houses and in fact as we understand it the last leasehold apartment to be sold on this postcode was back in 2015. The property comprises a private entrance with stairs leading to the first floor, living/dining area with an opening leading through to a modern galley kitchen and shower room. Two bedrooms are positioned to the front of the flat with double glazed windows offering a pleasant outlook onto Daniel Road. Double glazed uPVC windows and a modern gas combination boiler fuelling the hot water and radiators. Externally there is a carport at the rear of the building ideal for a vehicle and there is a small courtyard at the rear ideal for drying your washing or BBQing. To be sold with vacant possession and no onward chain. On street permit parking scheme with Cornwall Council.

## ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

A uPVC half glazed front door leading into an entrance with space for coats/shoes and staircase leading up to the apartment.

GROUND FLOOR  
25 sq.m. (268 sq.ft.) approx.

1ST FLOOR  
420 sq.m. (4513 sq.ft.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.4 sq.m.) approx.  
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.  
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#### **LIVING AREA 15' 4" x 5' 3" (4.67m x 1.60m)**

Large double glazed window to the rear aspect with some distant views. Space for seating and dining, large radiator and modern electric fuse box above. Access to both bedrooms and an opening to...

#### **KITCHEN 14' 3" x 5' 8" (4.34m x 1.73m)**

Modern fitted units with worktop surfaces and tiled splashback. Integrated appliances including a washing machine/dryer, oven with electric hob and a 'Vent Axia' extractor fan and a slim line dishwasher. 1.5 bowl stainless steel sink with mixer tap and space for a large fridge freezer. Dual aspect with two double glazed windows to the side and rear aspect; with one benefitting from some distant views towards the railway bridge and countryside. Radiator, spotlights and plenty of wall sockets.

#### **BEDROOM ONE 11' 6" x 8' 6" (3.51m x 2.59m)**

Large double glazed bay window to the front aspect with a pretty outlook onto Daniel Road. Radiator.

#### **BEDROOM TWO 9' 8" x 6' 6" (2.95m x 1.98m)**

Large double glazed window to the front aspect, with a similar outlook as bedroom one. Loft access above, BT fibre Open Reach connection. Radiator

#### **LANDING**

Double glazed window to the side aspect, cupboard housing the modern gas combination boiler fuelling the radiators and hot water. Access to the shower room.

#### **SHOWER ROOM**

Modern three piece suite shower room comprising rectangular wash basin with mixer tap, WC with dual flush system and an electric shower with glass sliding doors and panelling surround. Extractor fan above and heater towel radiator.