

## 26 Stret Rosemelin, Truro, Cornwall, TR1 1FR



### **SPACIOUS 2 BEDROOM 1100 SQFT FREEHOLD COACH HOUSE ON THIS PRESTIGIOUS RECENTLY CONSTRUCTED ESTATE ON THE OUTSKIRTS OF TRURO WITH A GARAGE AND A STORE – IMMACULATE AND 'AS NEW' THROUGHOUT**

- Spacious accommodation with open plan living room
- Double glazing and gas central heating
- Conveniently located close to Truro Park and Ride
- Freehold
- 2 large double bedrooms, master en-suite
- Ground floor entrance hall and utility room
- Short walk to Waitrose Supermarket
- Deep garage and separate store room
- Fully fitted kitchen with central island
- IMMACULATELY MAINTAINED AND PRESENTED THROUGHOUT

**Price £325,000 Freehold**

Ground floor entrance door to the:

**ENTRANCE HALL**

12'7 x 6' (3.84m x 1.83m)  
Stairs to first floor accommodation. Understairs storage. Door to:

**UTILITY ROOM**

6'10 x 5'1 (2.08m x 1.55m)  
Recess for washing machine. Sink unit. Range of cupboards.

**FIRST FLOOR HALL**

Rear aspect window. Access to all principle first floor rooms.

**OPEN PLAN LIVING/KITCHEN/DINING ROOM**

21'4 x 19'10 (6.50m x 6.05m)  
Front and rear aspect windows. Fully fitted kitchen with appliances. Lounge and dining areas.

**MASTER BEDROOM**

13'6 x 17'6 (4.11m x 5.33m)  
Front aspect window. Fitted wardrobe. Door to en-suite

**EN-SUITE SHOWER ROOM**

7'9 x 6'2 (2.36m x 1.88m)  
Shower cubicle, wc and basin. Rear aspect window.

**FAMILY BATHROOM**

8'7 x 6'3 (2.62m x 1.91m)  
Bath with drenching shower over, wc and basin.

**BEDROOM NO.2**

14'11 x 9'3 (4.55m x 2.82m)  
Front aspect window.

**GARAGE**

20' x 10' (6.10m x 3.05m)

**STORE**

5'6 x 6'8 (1.68m x 2.03m)

**TENURE**

Freehold. The coach house owns the freehold of the entire building, including all the garages and stores underneath. The coach house owns and uses one of the garages and one of the stores(accessed from the rear) but the other 3 garages and stores are leased out to other residents on a long leasehold basis. The other owners pay a peppercorn ground rent and an annual contribution towards the total cost of the buildings insurance pro-rata.

**ESTATE MANAGEMENT**

Each owner pays an estate management contribution of around £200 per annum towards the upkeep and management of the estate generally.

**SERVICES**

All mains


**COUNCIL TAX**

Band D

**AGENT NOTE**

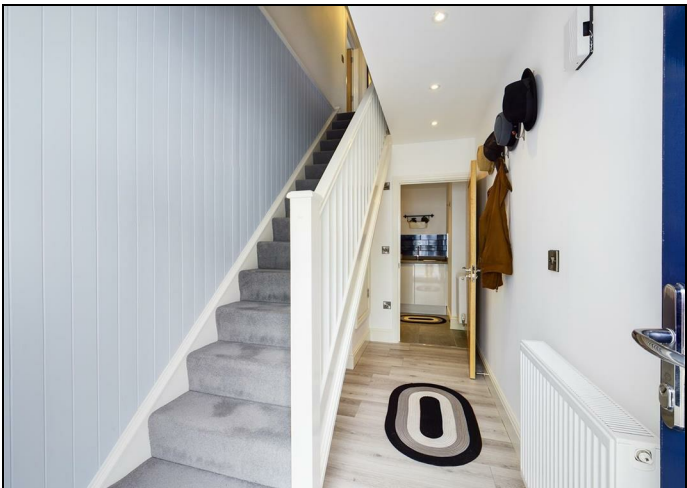
IN ACCORDANCE WITH ESTATE AGENCY LEGISLATION, IT IS TO BE NOTED THAT THIS PROPERTY IS OWNED BY AN INDIRECT RELATIVE OF ONE OF THE PARTNERS IN THE SELLING FIRM, START & CO.

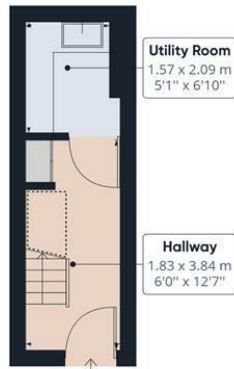
**Energy Efficiency Rating**

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            | <b>91</b>   |
| (81-91) <b>B</b>                            | <b>82</b>                  |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

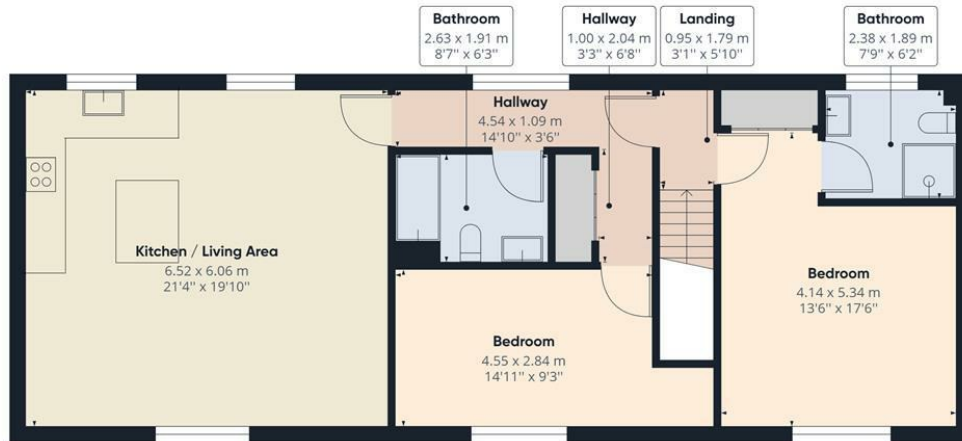








Ground Floor Entrance Level



First Floor Level

Approximate total area<sup>(1)</sup>

104.18 m<sup>2</sup>

1121.36 ft<sup>2</sup>

Reduced headroom

1.32 m<sup>2</sup>

14.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# Start & co

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