



Stret Rosemelin

Truro

TR1 1FR

Asking Price £650,000

- STUNNING GEORGIAN -STYLE HOME
 - WELL PROPORTIONED ACCOMMODATION
 - FOUR BEDROOMS
- LEVEL AND ENCLOSED GARDENS
 - LARGE OPEN PLAN LIVING ROOM/DINER/KITCHEN
 - FORMAL LIVING ROOM
 - ECONOMICAL HOME TO RUN
- LOCATED IN A DESIRABLE PART OF THE CITY
 - OPEN RURAL VIEWS
 - SCAN QR FOR MATERAIL INFORMATION



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Tenure - Freehold

Council Tax Band - E

Floor Area - 2180.00 sq ft



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PROPERTY

A very elegant Georgian-style terraced family home with fine proportions throughout and embracing all the beauty of this style of architecture, combined with the advantages of modern living and presented in excellent order. It is part of the Duchy development, overlooking open farmland, with accommodation comprising elegant entrance hall, living room, bedroom and bathroom, lower ground floor with large living room/diner/kitchen, a wonderful room ideal for family meals and entertainment. The open-plan lower ground floor leads onto the enclosed, level, sheltered garden, with path leading to the garage.

LOCATION

The location is another one of the property's attractive qualities, being set in this established and exclusive Duchy development promoting sustainability. It is located very close to Waitrose supermarket and the city park and ride. The cathedral city of Truro offers an extensive range of shopping and businesses, many restaurants, The Hall for Cornwall, cinema and many local schools including primary and secondary and three private schools. The mainline railway station is also nearby and Newquay airport is about twenty miles away.

ENTRANCE HALL

An impressive and gracious entrance hall, with wooden front door, fan light window over with engineered wood flooring, stairs to first floor and lower ground floor, leading to

LIVING ROOM

19'9" x 12'9" (6.04m x 3.91m)

A bright and light room with a pair of double French doors and Juliette balconies that open out to overlook the enclosed garden, open fireplace with inset multi-fuel stove, TV ariel point, panelled radiator.

BEDROOM

12'9" x 12'7" (3.91m x 3.86m)

Double-glazed windows to front elevation, panelled radiator, door leading into:

JACK AND JILL BATHROOM

9'10" x 6'8" (3.01m x 2.04m)

A well-appointed bathroom and fully tiled floor and walls, panelled bath mixer taps and shower attachment, low level WC, pedestal wash basin, wall-mounted heated mirror, ladder-style heated towel rail.

LOWER GROUND FLOOR

Stairs from main reception hall, leading into:

LIVING ROOM/DINING AREA/KITCHEN

33'1" x 19'10" (10.10m x 6.07m)

A wonderful bright and spacious open-plan living room/kitchen, which is ideal for modern living and family entertainment.

Kitchen area comprises an extensive range of base and taupe gloss finished wall units with quartz work tops, built-in range of AEG appliances including Double oven, Dish washer, five ring gas hob with stainless steel cylindrical extractor fan, inset sink unit with mixer taps, built-in fridge and freezer, decorative splash back tiling, breakfast bar, space for dining table, Task LED pelmet lighting, panelled radiator. The living Area has four bi-Fold doors opening onto the enclosed garden, ideal for Alfresco dining.

CLOAKROOM/WC

With tiled floor, low level WC, wash basin and extractor fan.

UTILITY ROOM

With a further range of base units and work tops, plumbing for washing machine and space for tumble dryer.

FIRST FLOOR

With landing and access to loft space and door to

MAIN BEDROOM

15'3" x 12'9" (4.67m x 3.89m)

With double-glazed window overlooking rear garden and blinds, panelled radiator, built-in wardrobe, door leading to airing cupboard housing 'Espirit Gladhill' hot water tank and Potterton gas boiler with heat recovery unit attached, door leading into

ENSUITE

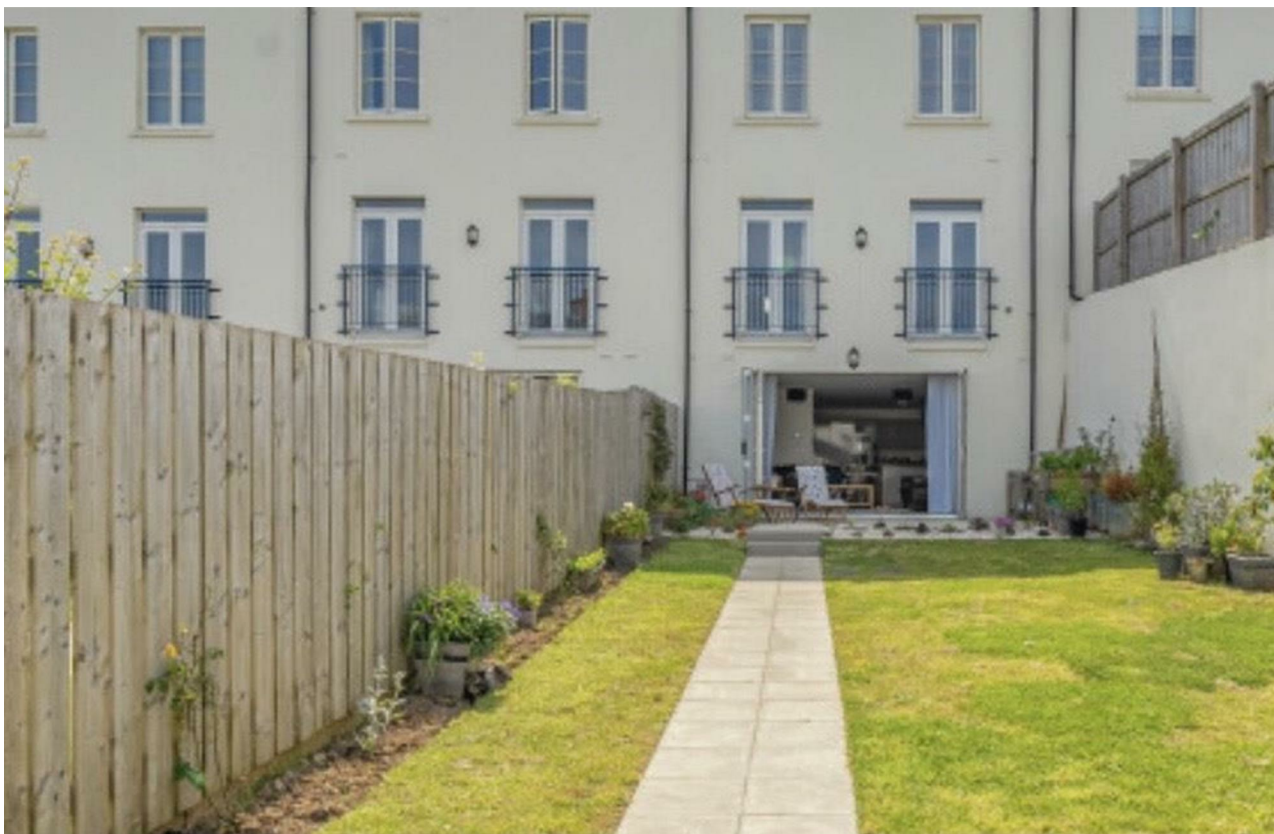
9'4" x 8'5" (2.85m x 2.57m)

This is a spacious room with Porcelanosa tiling panelled bath, large shower cubicle with shower, wash basin, low level WC, heated ladder-style towel rail, window to rear elevation.

BEDROOM

13'2" x 10'11" (4.02m x 3.33m)

With double-glazed window to front with blinds, panelled radiator, built-in wardrobe.



FAMILY BATHROOM

6'9" x 6'8" (2.08m x 2.04m)

A three piece suite, with warm beige Porcelanosa tiles, panelled bath with shower, low level WC wash basin and ladder-style heated towel rail.

BEDROOM

8'6" x 8'3" (2.61m x 2.53m)

With double-glazed window to front elevation, panelled radiator.

OUTSIDE

The rear garden is enclosed, level and is now starting to establish with a range of flowering shrubs, small trees and climbers. There is a large paved terrace outside the bi-fold doors and a path leading to the:

GARAGE

19'10" x 10'0" (6.06m x 3.07m)

This is single garage with an up-and-over door, power, light and water tap and pedestrian door.

This garage is leasehold and has 995 years remaining on a peppercorn rent of £1.00pa.

AGENTS NOTE

Stret Rosemelin is part of a private Georgian-style development within which is a communal garden area and there are a number of kitchen gardens available for residents. The managing agents are RMG services. Services charges will be payable once the development has been handed over to the residents. Date to be confirmed.

CAT 9 internet throughout the house for excellent connections onto WIFI.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Tenure: Freehold





Stret Rosemelin, Truro, TR1 1FR

Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Garage, Private, 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: Level access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B
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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.



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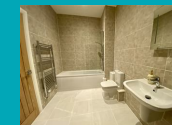
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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