



7 Parkins Terrace, Truro, TR1 1EJ
£280,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- City centre cottage
- Tucked away hidden location
- Cathedral view outlook
- Two double bedroom, first floor bathroom
- Open plan living/dining, seperate kitchen
- Well presented, full of character
- Beautiful front and rear outside spaces
- Video tour available



A wonderful city centre cottage in a tucked away hidden position overlooking the cathedral. Two double bedroom accommodation full of character with delightful outside spaces.



The Property

This wonderful cottage is positioned on Parkins Terrace, a beautiful little hidden row of properties in the city centre only accessible on foot. Enjoying a cathedral view outlook to the front and benefitting from good sized character accommodation and blissful front and rear outside spaces.

Entering the ground floor an entrance hall provides access to an open plan living and dining room with feature fireplaces, wooden flooring and windows either side overlooking the outside spaces. To the rear there is a fully fitted galley kitchen with stable door opening to the rear courtyard. On the first floor there are two double bedrooms and a great sized bathroom. The master bedroom runs the full width of the house to the front and enjoys uninterrupted views of the cathedral from two windows.

The outside areas of this property are a real treat. The front garden is a lovely, enclosed seating area with planted beds and cathedral views. To the rear there is a lower courtyard with storage and outside utility space with steps rising to a pathway. Shortly along this pathway the rear garden is accessed through a gate and up a couple of shallow steps. This area is a little haven enjoying day round sunshine and providing a blissful seating area with summer house – a little oasis in the middle of the city.

This gorgeous cottage is one for those seeking a character home in a tranquil spot whilst having the convenience of the city centre on your doorstep.

The Location

Parkins Terrace is a hidden row of period terrace cottages located on the North/East fringe of the city centre. Only accessible by pedestrian pathways it therefore enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town in a literal stones throw to enjoy New & Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school and The Rising Sun pub which serves some of the best food in the city. Several green spaces are close as well with Daubuz Moors and Tremorvah Playing Field being a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





Property Information

Tenure: Freehold

Council Authority: Cornwall

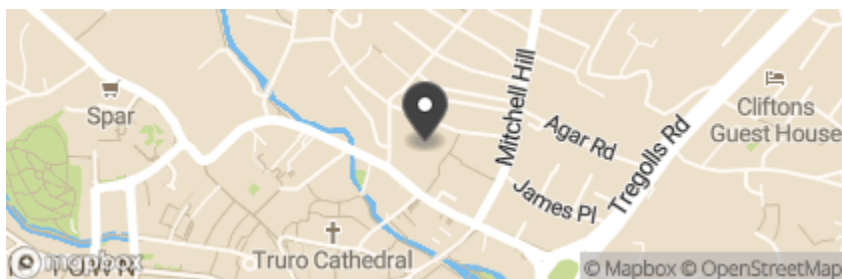
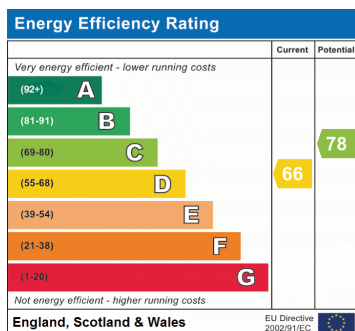
Council Tax Band: B

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks O2, Three, Vodafone – (good outdoor, variable in-home)

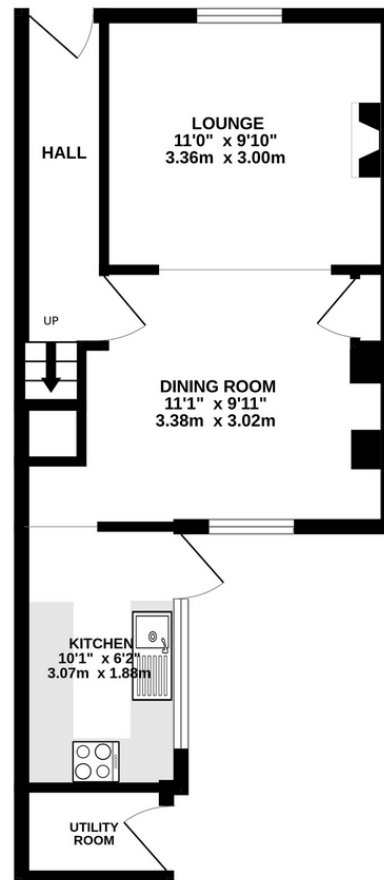
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 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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