



4 Compton Terrace, Truro, TR1 1HL
Guide Price £295,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- End terrace double fronted period house
- Sought after part of central Truro
- Versatile 1,151 sq ft accommodation
- Four bedrooms, two receptions, two bath/shower rooms
- In need of modernisation, character features throughout
- Large rear courtyard
- Small parking area to front
- Video tour available



*A double fronted period house needing modernisation in a super part of central Truro.
Versatile four-bedroom, two reception room accommodation
with large rear courtyard and small parking space.*



The Property

What a super opportunity to purchase this end of terrace double fronted period house in a sought-after part of Truro. The spacious and versatile accommodation offers so many differing options and the property has been priced according to the modernisation required.

The accommodation measures 1,151 sq ft in total and can be laid out in lots of different ways. In current layout the ground floor comprises two reception rooms filled with natural light – a full length lounge with beautiful fireplace, cherry wood flooring and windows to both aspects and a separate dining room as well as a fully fitted kitchen to the rear with AGA and WC next door. Off the second reception room there is an area that was originally a green grocers shop but latterly converted into an annexe style bedroom with its own private shower room and small kitchen area. A turning staircase rises to the first floor where there are three bedrooms (two doubles and a single) as well as a family bathroom. There is so much potential here and character in abundance at every turn with fireplaces, floorboards, high skirting, stain glass windows and picture rails to name a few. The property is also heated by a modern gas boiler.

To the rear is a great sized courtyard garden with a lovely outlook – perfect for al-fresco dining and with useful side access. Whilst to the front is a paved area which has been previously used as a parking space for a small car. There are also beautiful cathedral views from this front area and indeed from the front facing rooms within the house.

For those wanting to live in an excellent location and put their stamp on an interesting property with great bones then look no further.





The Location

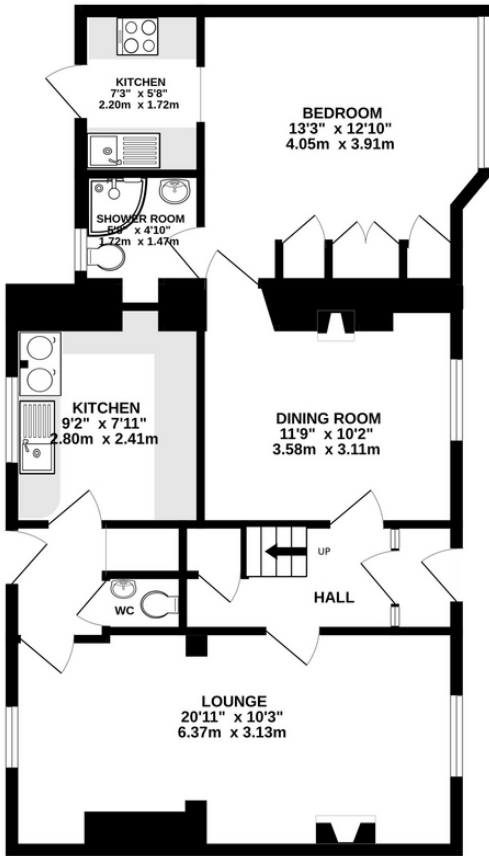
Compton Terrace is location on Campfield Hill - this is true city centre living with everything on your doorstep. You can walk into town in minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient 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.

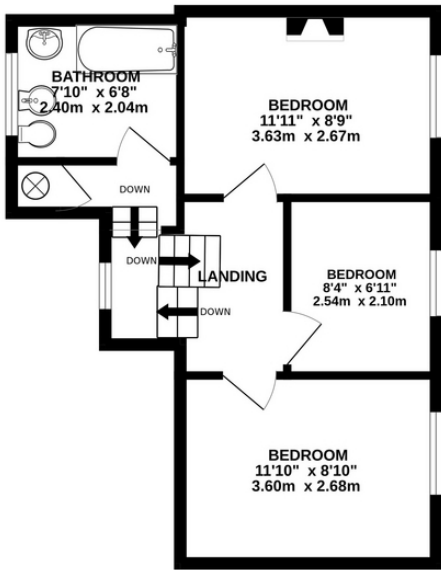


Floorplan

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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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Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: C

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

Mobile Signal: Best network Vodafone – (good indoor & outdoor)

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

Note: The property is in a conservation area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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.

