



LILLICRAP CHILCOTT

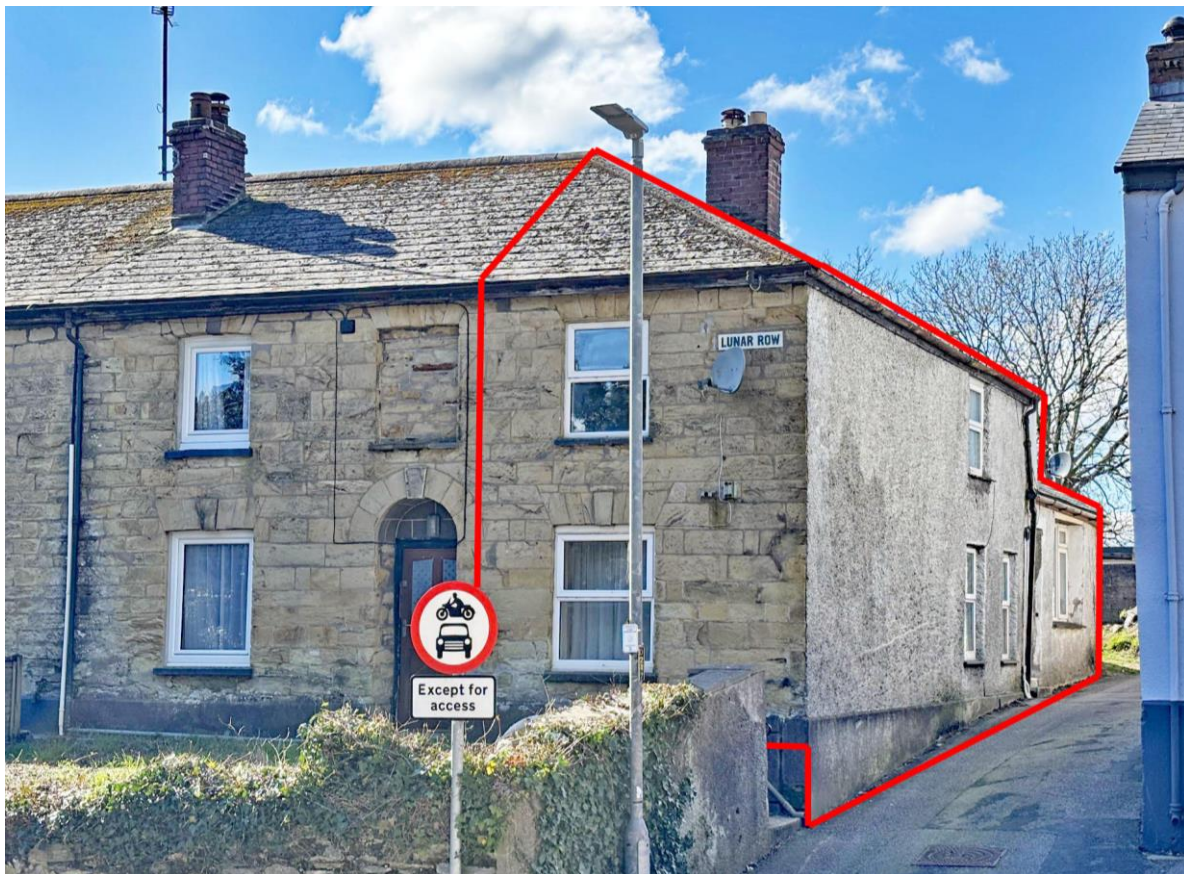
THE CORNWALL ESTATE AGENT

Ref: LTR64716462

Offers over £200,000

29 Pauls Row,
Truro, Cornwall, TR1 1HH

FREEHOLD



Now in need of comprehensive refurbishment, this 2/3 bedroomed end terrace cottage found on one of Truro's most favoured residential streets close to the city centre. Benefitting from a large rear garden, or driveway parking – to be sold with no onward chain, an ideal first time buy, small family home, investment opportunity or retirement home close to the city centre.



SUMMARY OF ACCOMMODATION

Ground Floor Entrance hall, dining room, sitting room, kitchen/breakfast room, home office/bedroom 3, bathroom.

First Floor Landing, 2 double bedrooms.

Outside Small overgrown front garden, large level lawned garden to the rear, currently providing off-road parking for 1 vehicle.

DESCRIPTION

No. 29 Pauls Row has been in our client's family's ownership for many years and although a much loved home, is now in need of comprehensive refurbishment throughout. Improvements have been made including a refitted combination gas central heating boiler and some uPVC double glazed units, but otherwise we would expect that most incoming purchasers will consider the house in need of full refurbishment and modernisation – allowing a new owner an opportunity to create a home, presented and styled to their own specific tastes.

Pauls Row is a popular residential terrace, close to the city centre benefitting from limited passing vehicular traffic, and a pleasant, micro community of the residents along the street, many of whom have been in residence for many, many years. No. 29 has a single fronted mellow stone façade which opens onto Mitchell Hill with its broad side elevation running along Pauls Row, where to the rear access is possible for a vehicle to park within the confines of the rear garden. A surprisingly level lawned garden, uncultivated but once landscaped could be a lovely, south and westerly facing city centre garden.

The house in brief comprises a sitting room to the front, dining room, kitchen/breakfast room, ground floor bathroom and occasional bedroom or home office plus two double bedrooms on the first floor.

LOCATION

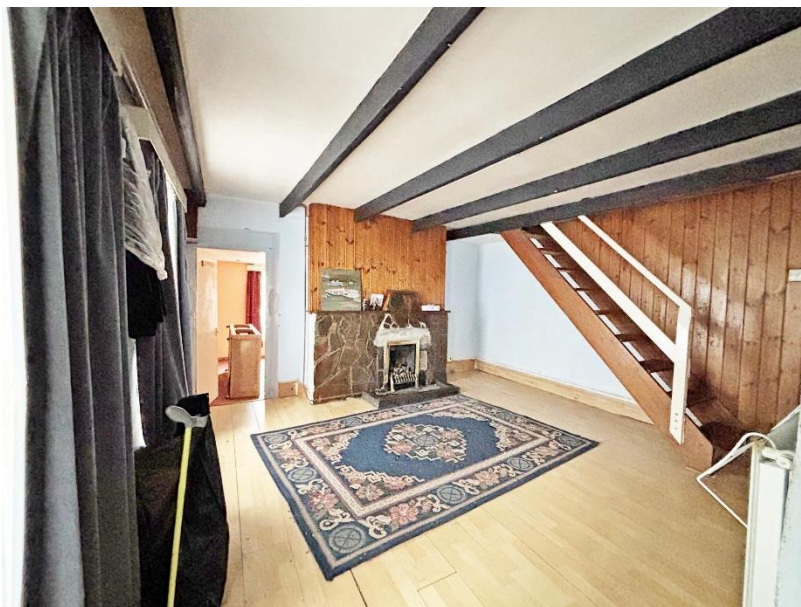
Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of high quality restaurants and bars, along with a cinema and successful Hall for Cornwall theatre with many events taking place on Lemon Quay. With its proximity to the town centre all of these amenities are only a short walk away from the property and indeed for those with children of school age the exceptionally well regarded Archbishop Benson and Penair Schools are also within walking distance.

Truro is also ideally situated for sporting activities, with many good golf clubs nearby, a sport centre, squash club, two tennis clubs, rugby and football clubs, Truro School Sports Centre. Water sports are also near to hand as Truro is no more than 15 minutes from either the north coast for surfing or the Carrick Roads, on the south coast for sailing.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

Part glazed uPVC door opens from Pauls Row at the side elevation of the house into an entrance hall, which further serves the kitchen/breakfast room and down one step into the dining room.

DINING ROOM – 12'10" x 12'9" A good sized room with two uPVC double glazed windows on the side elevation overlooking Pauls Row, with a focal point inset gas fire (not working) with a stone hearth and surround, exposed painted beamed ceilings and open tread staircase ascending to the first floor landing. Warmed by a central heating radiator and leading down a few steps and through a door to the:-



SITTING ROOM – 12'9" x 10' A good sized reception room, positioned to the front of the house with a uPVC double glazed window on the front elevation and window seat overlooking Lunar Row and onto Mitchell Hill. Radiator.



Off the initial entrance hallway, leading to an:-

OPEN-PLAN KITCHEN / BREAKFAST ROOM – 16' x 9'5" Fitted with a range of matching wall and base units with roll edge granite effect worktops with space and plumbing for undercounter appliances, single bowl stainless steel sink and drainer and a wall mounted Worcester combination boiler. Lit by a uPVC double glazed window on the rear elevation overlooking the rear garden.

An inner hall then leads to a home office or occasional bedroom and ground floor bathroom.

HOME OFFICE / BEDROOM 3 – 11'7" x 8' A good sized occasional bedroom or home office positioned on the ground floor of the property with a light and bright dual aspect with a broad uPVC double glazed window on the side elevation and obscured part glazed uPVC door giving access straight out to Pauls Row itself. An ideal space to work from home if required. Radiator.

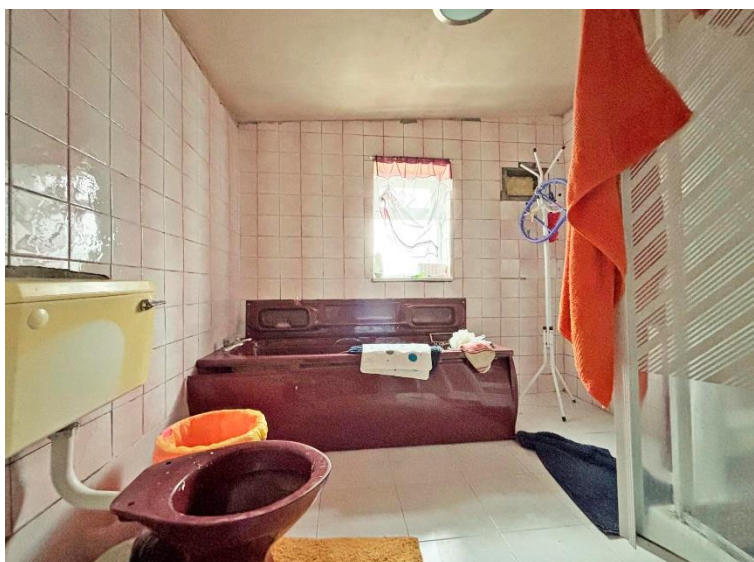
FAMILY BATHROOM Comprising a fitted suite of low level flush wc, panelled bath, pedestal mounted wash hand basin and walk-in shower enclosure with mixer shower. Ripe for refurbishment with an obscured double glazed window on the rear elevation. Radiator.

From the dining room, open tread stairs ascend to the:-

FIRST FLOOR

LANDING Off which are two double bedrooms.

BEDROOM 1 – 13'3" x 10'10" A good sized double bedroom positioned to the front of the house with a deep sill double glazed window on the front elevation overlooking Lunar Row, the front garden and Mitchell Hill. Radiator. Loft access.



BEDROOM 2 – 13'5" x 8'10" A good sized second bedroom with uPVC deep sill double glazed window on the side elevation. Radiator.

OUTSIDE

To the front, approached off Mitchell Hill, the mellow stone façade of the front of the house overlooks a small area of garden that could be landscaped to create a much more attractive kerbside approach to the property.

Pauls Row runs alongside the house and passing its front door on the side elevation to its rear garden, currently boasting a wide open vehicular access allowing one to park and still enjoy a good sized lawned area of garden, or if not required for parking, reinstated as a much larger level lawned garden – in need of some careful strimming and landscaping.



GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR1 1HH.

SERVICES Mains water, electricity, drainage and gas.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

COUNCIL TAX BAND A (see www.mycounciltax.org.uk).

DIRECTIONS Proceeding from the city centre ascend up Mitchell Hill and just before The Rising Sun pub on the left hand side take the left hand turning into Pauls Row where the house will be found as the first property on the left hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or

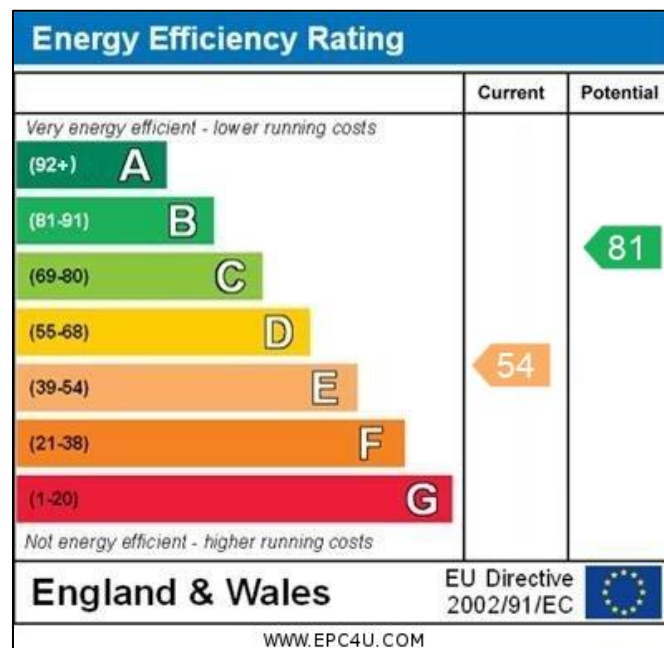
equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 A pedestrian right of way exists across the rear garden for the attached neighbour, and neighbour below on Rosewin Row, to access the rear of their properties.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

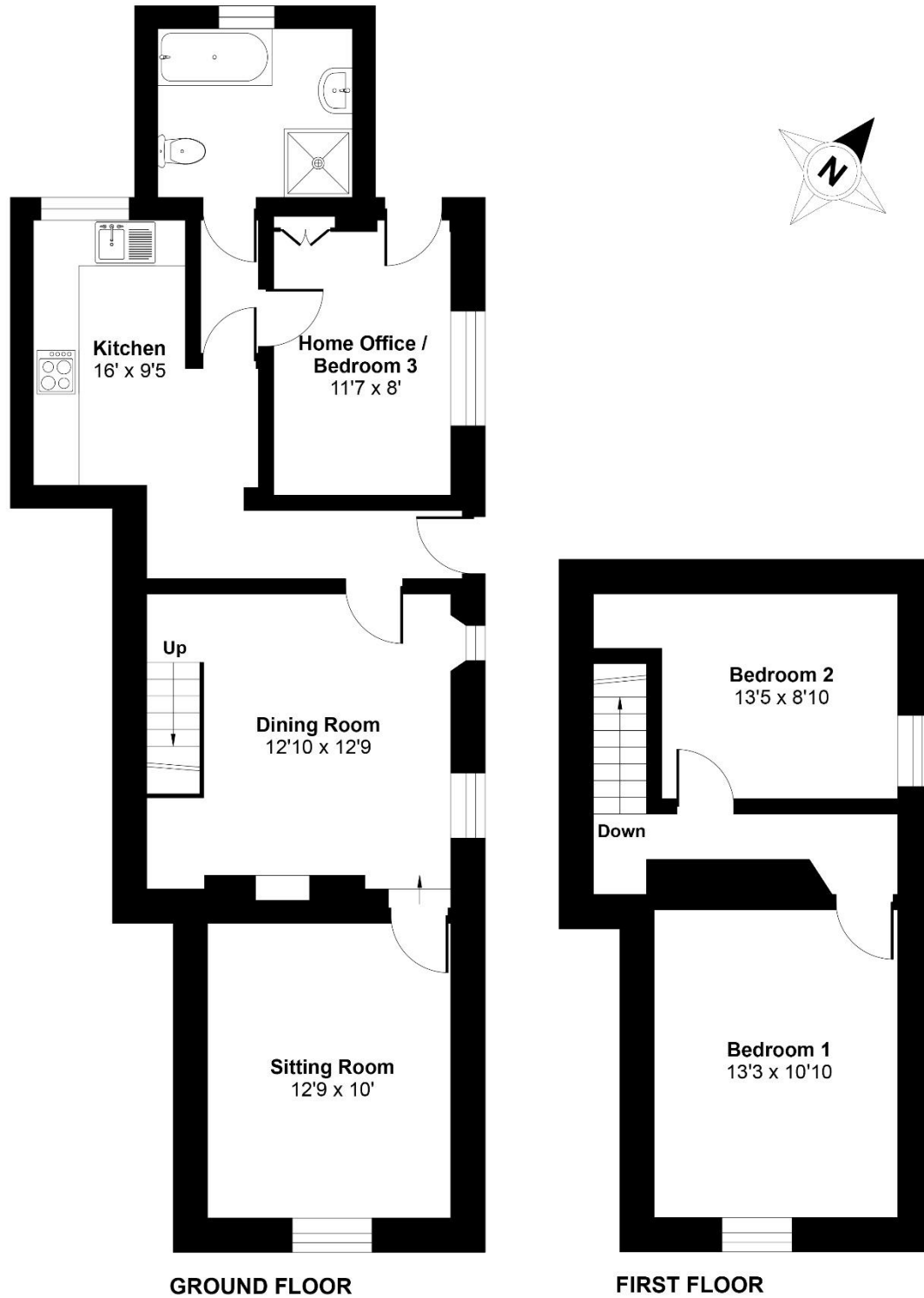


Not to scale – for identification purposes only.

Pauls Row, Truro

Approximate Area = 983 sq ft / 91.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Lillcrap Chilcott. REF: 1264429

