



12 Richmond Place, Truro

£225,000



**CLIVEPEARCE**

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A very well presented three double bedroom character city centre cottage located in a tucked away no through road with a residents permit parking scheme in place. Spacious interior consisting of two large reception rooms with beamed ceilings, kitchen (with a handy back door to a rear courtyard space and access gate), and family bathroom on the ground floor and three double bedrooms upstairs. Mains gas central heating and UPVC double glazing. No onward chain. Residents permit parking scheme in place.

# Property Description

## Why You'll Like It

This three double bedroom terraced cottage is located in a tucked away 'no through Rd' just off Richmond Hill and is a relatively short walk from both Truro mainline railway station and the city centre. The property is a large character cottage presented in good decorative order and benefiting from mains gas central heating and UPVC double glazing. There is a residents permit parking scheme in place (for more information visit Cornwall council's website) and the property retains a wealth of character while benefiting from modern upgrades. The doors and windows are UPVC double glazed and stepping inside we enter an entrance vestibule before stepping into the dining room which has attractive beamed ceilings (and the stairs to the first floor). The living room is a dual aspect room and also has beamed ceilings and a fireplace. The kitchen is towards the rear of the property on the ground floor and is fitted with a simple range of base and wall units with space for appliances and laminated work surfaces with built-in sink. The bathroom is also on the ground floor and has a shower over the bath along with a WC, basin and chrome ladder style towel rail heater. Heading upstairs there are three generous double bedrooms and the mains gas central heating boiler is located in one of them. There is a back door to the property leading out to a rear courtyard and rear pedestrian access.

## Where It Is

Located just off Richmond Hill, the amenities of the city are just a short stroll away. Transport links are excellent with regular buses and the mainline train station is just up the road. School provision locally is good with both primary and secondary schools near by. Why not wander to Victoria Gardens to enjoy the Sunday concerts in the bandstand! Truro has an array of independent and national retailers, a five screen cinema and the state of the art Hall For Cornwall theatre. Farmers markets are held twice a week and there are plenty of enjoyable walks close by.

## Services And Tenure

The property is freehold and has mains water, mains drainage, mains gas and mains electricity. Council tax band B

## Important Information

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**Entrance vestibule** 3' 7" x 4' 7" (1.1m x 1.4m)

**Dinina room** 12' 10" x 12' 2" (3.9m x 3.7m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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