



10 Trennick Row, Truro

£299,950



CLIVEPEARCE

01872 272622 | hello@clivepearceproperty.com



£299,950

A charming two bedroom Grade II Listed character Cornish cottage with pretty river views and long sunny gardens conveniently located a level walk from Truro City Centre and Boscawen Park. Accommodation briefly comprises; entrance porch, living room, dining room, kitchen, two bedrooms and first floor bathroom. The living room and bedroom one have gorgeous views of the tidal estuary. On street residents permit parking scheme in place. Mains gas central heating. No onward chain.

Property Description

Why You'll Like It

Located next to the tidal waters of the Truro River and a level walk from the city centre, this Grade II Listed character Cornish cottage has two bedrooms and a first floor bathroom. The cottage is approached via a shared pathway and has a long front garden (to the right of the path). At the entrance is a pretty and practical porch. Once inside you step into a living room with views of the tidal estuary and an open fire (supplementing the mains gas central heating). Also, on the ground floor there's a generous dining room and the kitchen is at the rear of the property with a range of base and wall units and space for appliances. Heading upstairs, the spacious main bedroom offers riverside views and built-in storage. There is also a second bedroom and family bathroom completing the first floor. Outside, to the rear of the property there is a shared pathway and long sunny garden (to the right of the path). Steps at the end of the garden lead to an unmade access lane which serves the properties in the terrace.

Where It Is

Located on the edge of the Truro River between the city and Boscawen Park, Truro City centre is a level walk away. Truro has a fantastic array of shops, bars and restaurants as well as being home to The Hall For Cornwall state of the art theatre, Royal Cornwall Museum and the splendid Neo-Gothic Truro Cathedral. Boscawen Park is beautifully maintained and planted with spectacular flower beds and large expanses of open space. There are sports facilities with excellent tennis courts, table tennis tables, canoe club, children's play equipment and sports pitches as well as a choice of cafés. From Boscawen Park the riverside walk goes to Malpas (via Truro Cricket Club and Sunny Corner) where The Heron Inn is a waterside pub with a super view or you can follow the trail further to St Clements and Tresillian. Between Trennick Row and the city centre The Old Bakery provides a cultural hub with artists studios, exhibitions, concerts and various classes on offer. There is a choice of local primary and secondary schools at this end of the city including Truro School which is close by. Across the road there are public steps down to the waters edge. Water sports enthusiasts could launch a paddleboard here at high tide. Boats can be kept

along this stretch of The Truro River (enquire with the harbour office for cost and availability). There is a residents permit parking scheme in place.

Services And Tenure

The property is freehold and Grade II Listed and has mains water, mains drainage, mains gas and mains electricity. Mains gas central heating Single glazing Council Tax Band C

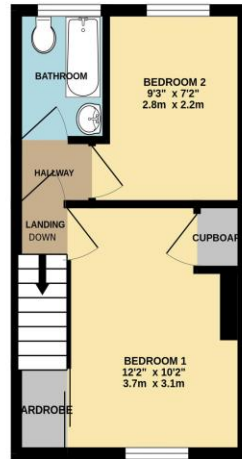
Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with MemoPro 10/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.