



10 Trennick Row, Truro

£250,000



CLIVEPEARCE

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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

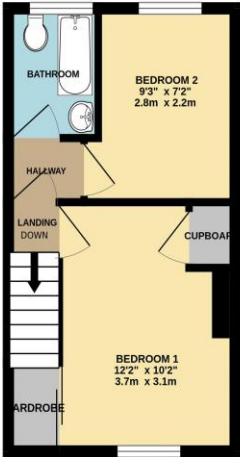
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GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.



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 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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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		

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