



GEORGE STREET

City Life Church
Truro



CORNISH
BRICKS

26 George Street, Truro

In Excess of £200,000



26 George Street

Truro, Truro

DECEPTIVELY SPACIOUS, DELIGHTFUL, DOUBLE FRONTED COTTAGE. JUST A FEW MINUTES WALK to the CITY CENTRE, TRAIN STATION, SUPERMARKETS, AMENITIES & POPULAR PRIMARY & SECONDARY SCHOOLS.

***FANTASTIC HOME OR INVESTMENT PROPERTY GIVEN THE LOCATION, GREAT FOR CITY LIVING! IN NEED OF UPDATING BUT OFFERS A PRETTY COTTAGE IN A CONVENIENT CITY CENTRE LOCATION ***

PROPERTY:

This cottage is deceptively spacious and offers fantastic room sizes and space.

This delightful end of terrace city cottage offering character accommodation with a secret garden, which has been thoughtfully planned providing privacy and a South-Westerly aspect.

It has all the charm one would want with exposed beamed ceilings, a stone fireplace within the lounge/dining room incorporating an ornate coal effect fire, a traditional style kitchen fitted with oven and hob. To the first floor are two large double bedrooms, both with fitted wardrobes, and a bathroom with a corner bath and an additional electric shower.





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EXTERNALLY:

Outside is a compact courtyard style garden which is south westerly facing. A small front garden which is gated with pathway to the front door.

Permit parking can be arranged through Cornwall Council.

LOCATION:

The property is a short walk from the Train station, supermarkets, primary and secondary schools and the centre of the cathedral city of Truro. You literally walk down the hill and you are in the city centre. It's an ideal location for a variety of buyers given the location.

Truro is now recognised as the business and administrative centre of the county, offering a vast range of day-to-day amenities and leisure facilities to suit all, whether your interests are visiting a museum or an art gallery, seeing a show in the Hall for Cornwall, dining out in the wide range of eateries and bars, or taking the family to the Plaza cinema.



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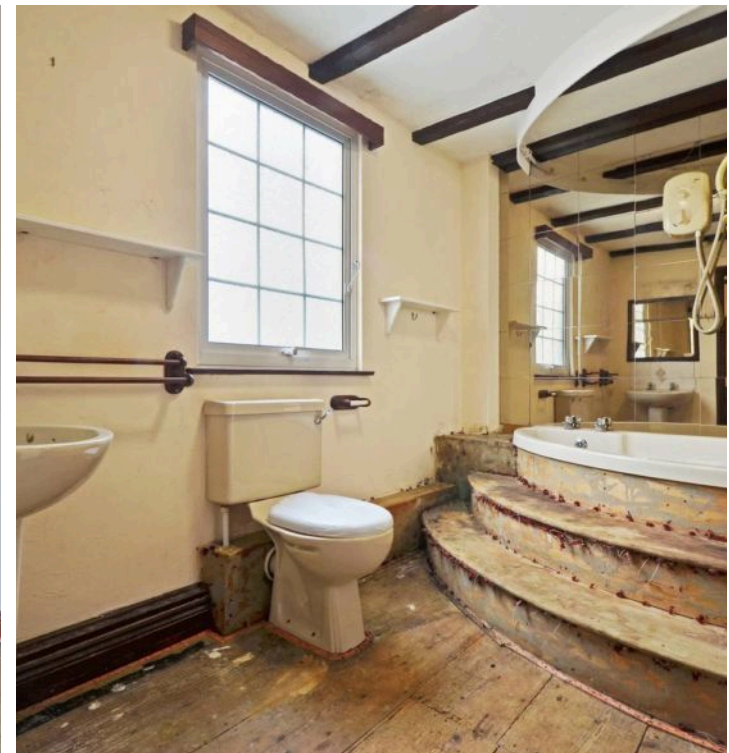
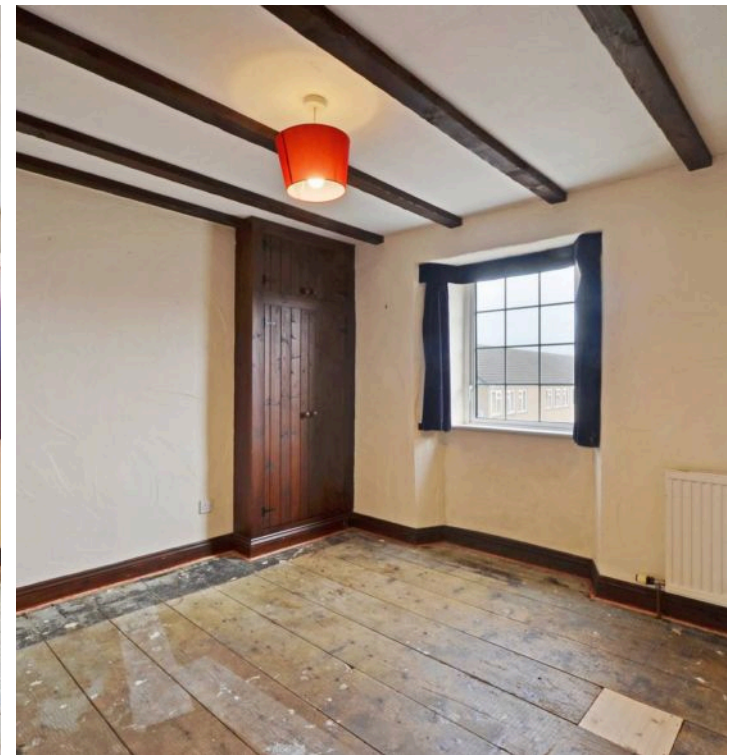
For a more active lifestyle, Truro offers a golf course, a tennis club, bowling green, cricket, football and rugby grounds and a leisure centre. The North and South coast are just a short drive away with sandy beaches and rugged coastline. There is excellent surfing and water sports on the North coast, while the South coast with its many coves and harbour and calm waters is great for paddleboarding & kayaking.

A mainline rail service to London/Paddington and daily flights from Cornwall Airport (Newquay) to London as well as other domestic and international destinations.

TENURE: Freehold

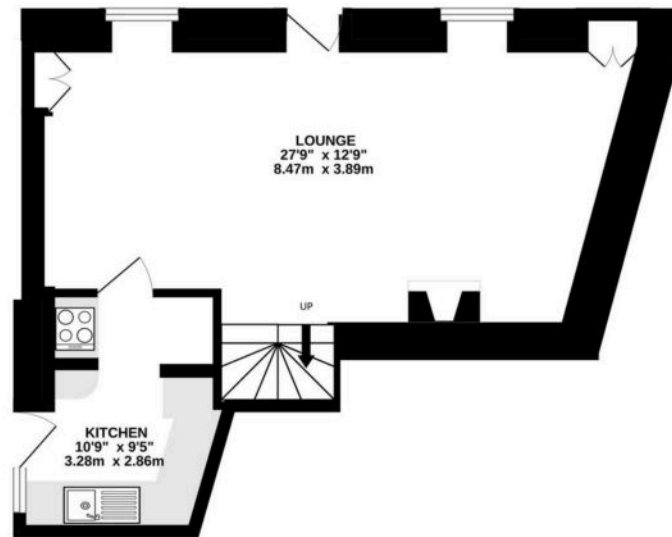
SERVICES: Mains water, drainage, electricity and gas.

HEATING & GLAZING: UPVC Double Glazing & UPVC double glazing & mains gas central heating.

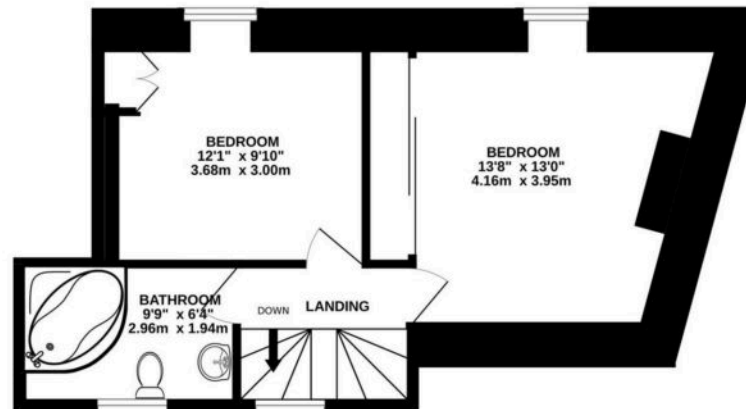




GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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Cornish Bricks

22 Pydar Street, Truro - TR1 2AY

01872 211655 • contactus@cornishbricks.co.uk • www.cornishbricks.co.uk



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