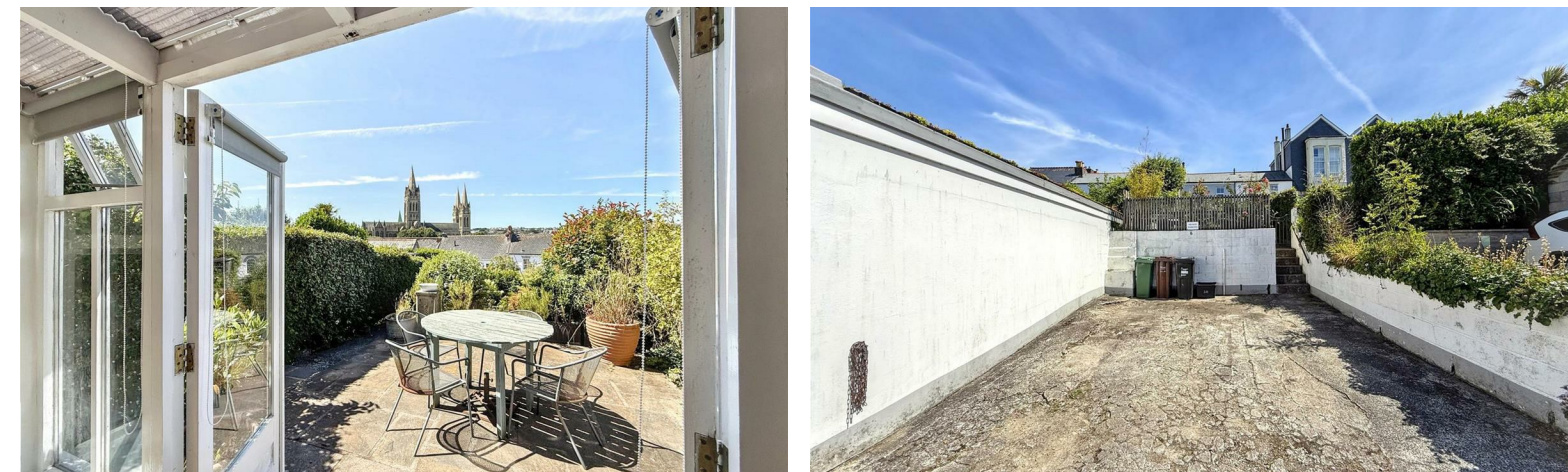


PAULS TERRACE, TRURO



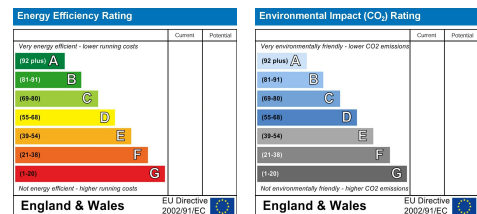
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



KEY FEATURES

- CHARMING TERRACE PROPERTY
- THREE BEDROOMS
- SITTING ROOM & CONSERVATORY
- KITCHEN/DINING ROOM
- SHOWER ROOM & W.C.
- NO CHAIN
- SOUTH FACING GARDEN
- CATHEDRAL VIEWS
- CITY CENTRE LOCATION
- OFF ROAD PARKING FOR TWO VEHICLES

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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6 PAULS TERRACE, TRURO, TR1 1HD
PERIOD CITY COTTAGE WITH PARKING & SOLD WITH NO CHAIN

Situated along one of the most sought after terraces close to the city centre and with parking for two vehicles - a rarity for this location. Enjoying long south facing gardens and with superb views of the Cathedral. Accommodation comprises; sitting room, conservatory, kitchen/dining room, shower room, an additional w.c. and three bedrooms. The property is gas centrally heated and double glazed throughout. Rear courtyard and gardens to the front enjoying a southerly aspect, as well as parking for two vehicles. Sold with no chain, viewing essential.
EPC - D. Freehold. Council Tax - C.

GUIDE PRICE £350,000

THE PROPERTY

6 Pauls Terrace is a wonderful three bedroom terraced property situated amongst a small number of period cottages within close proximity of the city centre and enjoys a southerly aspect as well as outstanding views of the Cathedral. The property retains the charm and character of its period and yet benefits from modern additions such as, kitchen and shower room suites, double glazing and gas central heating. The accommodation is deceptive, being larger than first apparent and briefly comprises; sitting room, conservatory, kitchen/dining room and shower room to the ground floor with three bedrooms and an additional w.c. to the first floor. At the rear is a walled courtyard whilst to the front is a long south facing garden and parking for two vehicles.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR**SITTING ROOM**

15'9" x 11'11" (4.81m x 3.65m)

Timber entrance door with glazed fan window over giving access to the front. Period, working fireplace with slate hearth. Two arched recesses, one with shelving. Wall mounted heating control thermostat. Radiator. Doors to:-

**CONSERVATORY**

9'10" x 7'6" (3.00m x 2.30m)

Enjoying a southerly aspect and with Cathedral views. Exposed stonework to the front elevation of the cottage. French doors to garden.

KITCHEN/DINING ROOM

14'9" x 10'11" (4.52m x 3.34m)

Comprising a range of matching base and eye level units and drawers with worktops over, tiled splashbacks and inset sink and drainer. Integrated electric oven, hob and dishwasher. Space for fridge/ freezer and space and plumbing for washing machine. Doors to rear courtyard.

SHOWER ROOM

7'10" x 6'2" (2.40m x 1.90m)

A modern shower room suite comprising double walk in shower cubicle, low level w.c. and pedestal wash hand basin. Window overlooking rear courtyard, heated towel rail and extractor fan. Cupboard housing Worcester gas central heating boiler.

FIRST FLOOR**LANDING**

With exposed floorboards, loft access and shelved airing cupboard with radiator. Door to:-

BEDROOM

11'1" x 9'9" (3.39m x 2.99m)

Window to front with views of the Cathedral. Radiator.

BEDROOM

12'3" x 5'10" (3.75m x 1.79m)

With window to front with Cathedral views. Radiator.

**BEDROOM**

9'11" x 7'1" (3.04m x 2.18m)

With exposed floorboards and window to rear. Shelved cupboard over stairs. Radiator.

W.C.

Comprising low level w.c. and wall mounted wash hand basin. Exposed floorboards and window to rear.

OUTSIDE

At the rear and accessed from the kitchen/dining room is a walled courtyard whilst to the front is a lawned south facing garden having some established shrubs and plants. A pathway leads along the side of the garden and gives access to both doors to the front of the property. Along the frontage of the property is a parking area with space for two vehicles.

SERVICES

Mains water, electricity, gas and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

COUNCIL TAX

C.

TENURE

Freehold.

DIRECTIONS

From Trafalgar roundabout take the exit along St. Clements Street and proceed through two sets of traffic lights. Take the next right hand turning into Campfield Hill

and take the second left hand turning into Pauls Terrace. No. 6 can be found after a short distance on the right hand side.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.