



1 UNION PLACE

TRURO
TR1 1EP

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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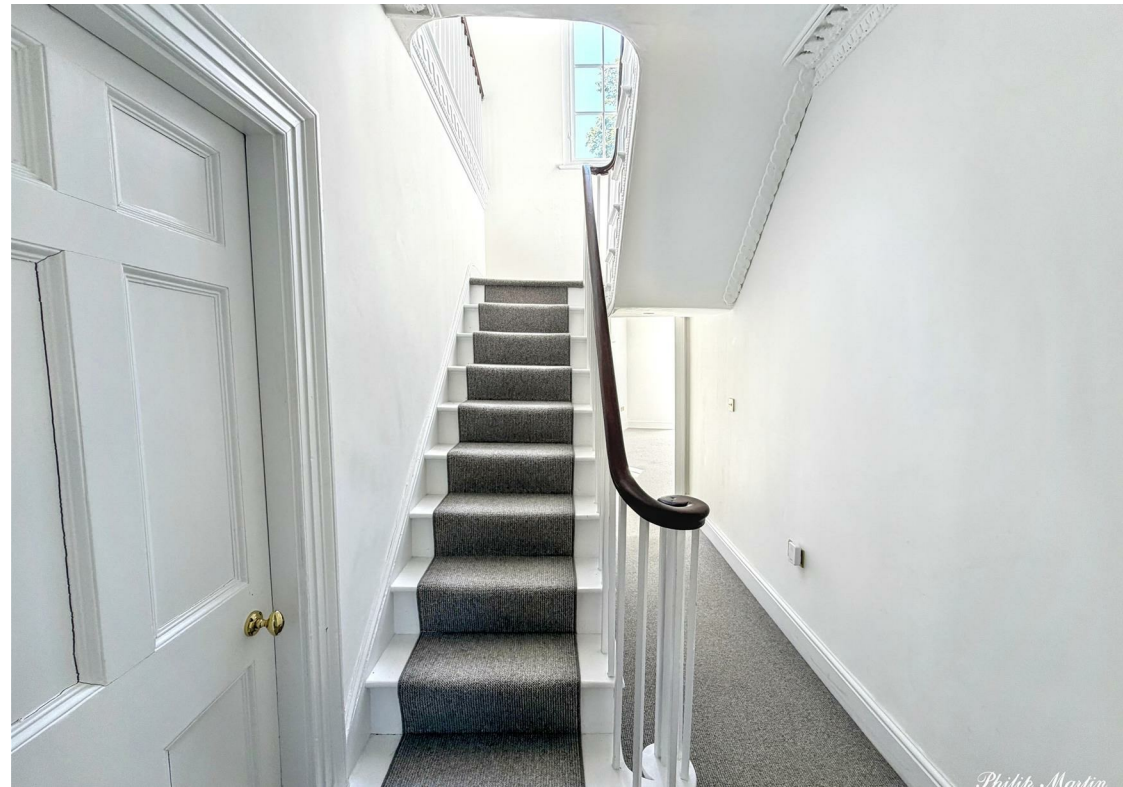
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AN ELEGANT PERIOD GRADE II LISTED TOWNHOUSE
IN A CENTRAL CITY SETTING

A beautifully proportioned period townhouse offering approximately 1,445 sq ft of stylish accommodation arranged over two floors.

The property combines elegant character features with modern fittings, including a superb lounge with feature fireplace, fitted kitchen with island, generous dining room, two bedrooms, two shower rooms, study, dressing room and a private decked terrace.

Set within a charming terrace with views towards Truro Cathedral and an attractive streamside outlook, this is a distinctive home in a highly convenient city centre location.

EPC- C. Freehold. Council Tax- E.

GUIDE PRICE £450,000

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PHILIP MARTIN

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(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

A charming Grade II listed Georgian townhouse, beautifully modernised whilst retaining its classic period character, situated just a stone's throw from Truro Cathedral and the city centre.

Occupying a highly attractive position within a much-regarded cul-de-sac of similar period homes, this elegant end-terraced property is offered with no onward chain and enjoys the rare city-centre benefit of a private off-road parking space with electric charging point.

The accommodation extends to approximately 1,445 sq ft and is beautifully presented throughout, combining generous proportions with a superb blend of period detail and modern fittings. Character features include sash windows, high skirting boards, fireplaces, ornate cornicing, picture rails, ceiling roses and a graceful staircase.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, study, impressive lounge with feature fireplace, stylish fitted kitchen and a substantial dining room to the rear. The kitchen includes shaker-style units, a central island, range cooker, tiled splashback and useful integrated storage, while the dining room provides an excellent entertaining space with direct access to the private decked terrace.

On the first floor there is a master bedroom with dressing room and en suite shower room. The dressing room offers excellent flexibility and could potentially be converted to create a third bedroom, subject to any necessary consents. There is also a second bedroom with its own en suite shower room.

Externally, the property benefits from a delightful courtyard garden/decked terrace running alongside the river, creating a peaceful and idyllic outside space in the heart of the city.

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

HALLWAY

Spacious entrance hall with stairs rising to the first floor and useful storage cupboard leading off.

STUDY

1.49m x 4.00m (4'10" x 13'1")
Window to the front, carpeted flooring and radiator.

SITTING ROOM

4.81m x 3.82m (15'9" x 12'6")

An incredibly large family orientated room with beautiful features including cornicing, high skirting, sash windows and bespoke shutters. Focusing to an open grate feature fireplace with mantel over.

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KITCHEN

3.58m x 3.75m (11'8" x 12'3")
A range of base and eye level units with worktops over. Range oven with 6 ring hob and extractor hood over. Built in fridge/freezer unit. Opening into:-

LOUNGE/DINING ROOM

5.69m x 5.49m (18'8" x 18'0")
A wonderfully light and spacious room with double doors opening out onto a rear courtyard area. Window to the side and sky light.

W.C.

Low level W.C and hand wash basin. Window to side.

FIRST FLOOR

LANDING

Turning stairs leading to a large landing with two windows allowing plenty of natural light.

MASTER BEDROOM

2.70m x 4.24m (8'10" x 13'10")
A superb bedroom incorporating the dressing room with two large front sash windows and open to:-

DRESSING ROOM

2.10m x 4.26m (6'10" x 13'11")
With further window and triple built in wardrobe.

ENSUITE SHOWER ROOM

2.19m x 2.23m (7'2" x 7'3")
A large shower room tiled to half height with window to the front. Walk in shower, low level W.C and vanity hand wash basin with storage above.

BEDROOM 2

3.68m x 3.79m (12'0" x 12'5")
A double room with window to the rear and two built in wardrobes.

EN SUITE

2.14m x 1.45m (7'0" x 4'9")
Tiled to full height with walk in shower, low level WC and floating hand wash basin. Heated towel rail and shaving points.

OUTSIDE

To the front of the property is a private off road parking space, which is incredibly rare with properties in this close proximity to the centre. There is an EV car charging point. At the rear of the property is a partially covered sun terrace which creates an idyllic quiet spot alongside the river.

SERVICES

Mains gas, water, drainage and electricity.

N.B

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

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.

TENURE

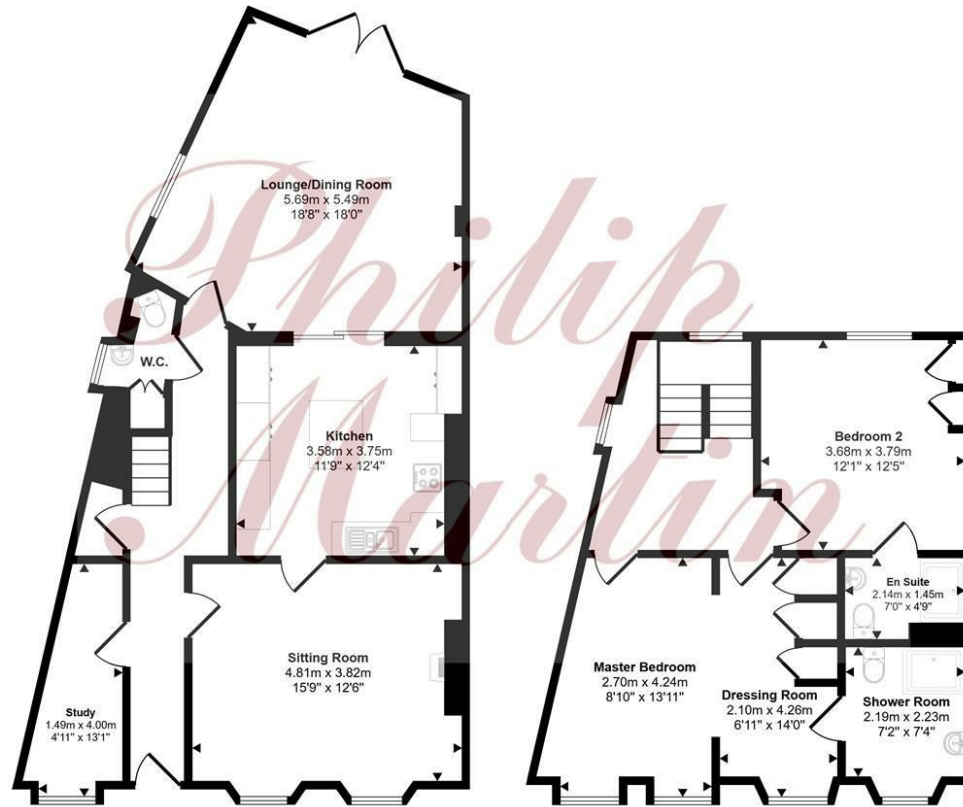
Freehold.

COUNCIL TAX

DIRECTIONS

From Trafalgar roundabout proceed along St. Clement Street. Approximately 400 metres after the 2nd set of traffic lights turn left into Union Place. Level walking access is also available. Number 1 can be found immediately on the left hand side and will be easily identifiable with a Philip Martin for sale board.

Approx Gross Internal Area
134 sq m / 1445 sq ft



Ground Floor
Approx 80 sq m / 865 sq ft

First Floor
Approx 54 sq m / 580 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		70	86
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			





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