



7 PARKINS TERRACE

TRURO
CORNWALL TR1 1EJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



7 PARKINS TERRACE

TRURO

CORNWALL TR1 1EJ

MIDDLE TERRACED CITY COTTAGE

A delightful period cottage quietly tucked away on the pedestrian-only Parkins Terrace in the heart of Truro, enjoying attractive cathedral views and a surprisingly peaceful setting. The property offers well-proportioned character accommodation including an open-plan sitting/dining room, two double bedrooms and a generous bathroom, complemented by private front and rear gardens. With a secluded courtyard, further enclosed city garden with summer house. Truro's shops, schools, transport links and cultural attractions are all just a short walk away.

GUIDE PRICE £250,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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

- (a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

This charming period cottage is discreetly positioned on Parkins Terrace, a peaceful and little-known pedestrian-only row tucked away within Truro's city centre. Enjoying delightful cathedral views to the front, the property offers well-proportioned character accommodation complemented by wonderfully private outdoor spaces to both the front and rear.

ACCOMMODATION

The ground floor is arranged around a welcoming entrance hall leading to an open-plan sitting and dining room, featuring wooden flooring, character fireplaces and windows overlooking both gardens. To the rear, a fully fitted galley kitchen is equipped with a stable door opening onto the courtyard. On the first floor are two generous double bedrooms and a well-sized bathroom, with the principal bedroom spanning the full width of the property and enjoying uninterrupted cathedral views from twin front-facing windows.

Outside, the gardens are a particular highlight. The front garden provides an enclosed and tranquil seating area with planted borders and a striking outlook towards the cathedral. To the rear, a lower courtyard offers storage and utility space, with steps leading to a pathway and onward to a further enclosed garden. This secluded space enjoys excellent sunshine throughout the day and features a summer house, creating a peaceful oasis in the heart of the city.



LOCATION

Parkins Terrace occupies a highly convenient yet surprisingly quiet position on the north-eastern fringe of Truro's city centre. With pedestrian access only, the terrace enjoys a calm atmosphere while being just moments from the city's independent shops, cafés, restaurants and cultural attractions. The location is

particularly well suited for families, with Archbishop Benson Primary School close by, along with green spaces such as Daubuz Moors and Tremorvah Playing Field. Truro's mainline railway station, excellent transport links and easy access to the A30 further enhance the appeal.



A delightful city cottage combining character, quiet and convenience in equal measure.

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

ENTRANCE HALL

DINING ROOM

3.45 x 2.99 (11'3" x 9'9")

LOUNGE

3.35 x 3 (10'11" x 9'10")

KITCHEN

3.06 x 1.81 (10'0" x 5'11")

FIRST FLOOR

BEDROOM 1

4.43 x 3.11 (14'6" x 10'2")

BEDROOM 2

2.86 x 3.04 (9'4" x 9'11")

BATHROOM

2.9 x 1.85 (9'6" x 6'0")

OUTSIDE

Approached via a pedestrian path from St Clement Street the front garden is a lovely south facing spot to sit out enjoying views over the Cathedral. The rear courtyard is laid to slate patio and geared to low maintenance. There is a useful storage shed and utility room as well as steps leading to the rear access lane. There is also the option for residential parking permits to be purchased for Moresk car park, costing approx £570 per year.



UTILITY

1.79 x 0.93 (5'10" x 3'0")

Space and plumbing for washing machine and tumble dryer.

SEPARATE CITY GARDEN

Just along the rear access land is an enclosed city garden, a city retreat, perfect for sitting out and a potential place for a home office, subject to any consents.

SERVICES

Mains water, drainage, electric and gas are all connected.

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.

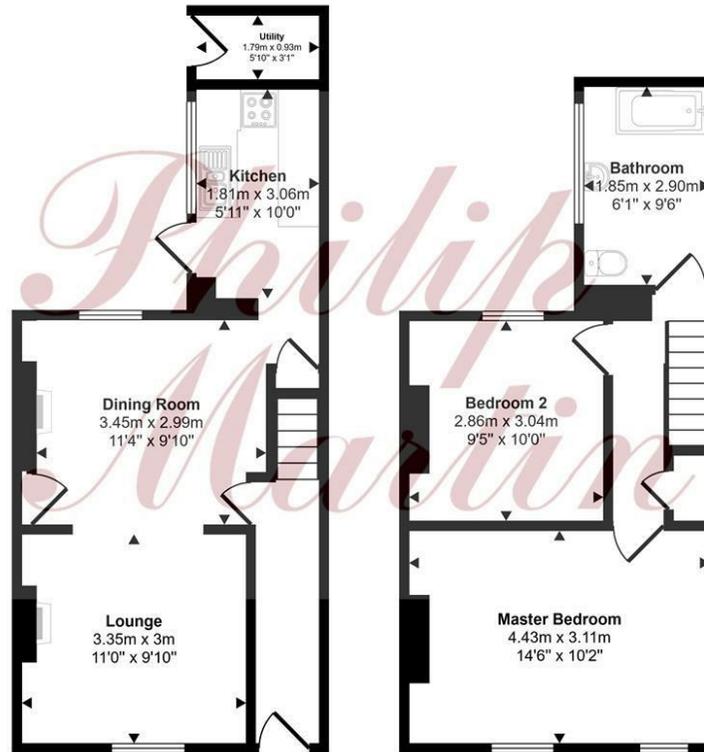
TENURE

Freehold.

COUNCIL TAX

Band B.

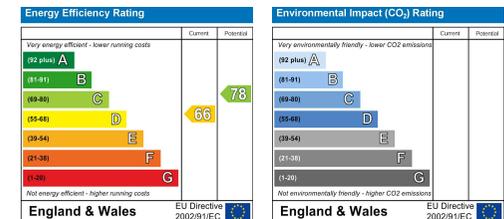
Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

First Floor
Approx 34 sq m / 367 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.







PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin