



Spires Reach 8 Parkins Terrace, Truro, Cornwall TR1 1EJ

A superb, spacious Family home with unspoilt Cathedral Views. Available immediately.

Truro - 0 miles Falmouth - 7 Miles Perranporth - 7 Miles

- Impressive family home
- Central location
- 4/5 bedrooms
- Flexible accommodations
- 2 x allocated Parking Spaces nearby
- EPC - D
- 12 months plus
- Deposit £2596
- Council tax band E
- Tenant Fees Apply

£2,250 Per Calendar Month

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THE PROPERTY COMPRISES

The property is located at the end of a very small terrace in central Truro and is available furnished, part furnished or unfurnished.

ENTRANCE

19'5" x 5'10"

Entrance hallway with original flooring, radiator, and useful storage cupboard. Stairs lead to the first floor, with doors opening into the kitchen/diner, second reception room, and third reception room

KITCHEN/DINER

13'2" x 21'3"

Dining Area

A bright and inviting dining space featuring wood flooring, a characterful fireplace (ornamental & decommissioned) radiators, and patio doors opening onto the garden. The area benefits from an open-plan layout, flowing seamlessly into the kitchen, with access to the entrance hallway.

Kitchen

A well-appointed kitchen fitted with a range of eye and base level units, double oven, built-in microwave, five-ring gas hob, and integrated dishwasher. Additional features include a breakfast bar, stylish shelving, and an open-plan connection to the utility area, creating a practical and sociable living space.

UTILITY AREA

9'2" x 6'5"

Providing space for a fridge/freezer, washing machine, and tumble dryer. Includes access to a useful larder cupboard, WC, and lounge, with an open-plan layout flowing through to the kitchen.

DOWNSTAIRS WC

4'9" x 2'8"

Fitted with a low-level WC and wash hand basin, with a door providing access to the utility area

LOUNGE

13'5" x 14'2"

Featuring wood flooring, a rear aspect window, Velux window, radiator, shelving, and a charming feature beam. The room provides access to the utility area, entrance hallway, storage cupboard, and boot room

RECEPTION ROOM 3

12'3" x 9'6"

Window overlooking the rear aspect, with doors providing access to the hallway and reception room two.

UTILITY 2

5'10" x 9'0"

Fitted with a range of base level units and sink, with doors providing access to the external area, shower room, and reception room two.

RECEPTION ROOM 2

11'2" x 12'4"

Window to the front aspect, electric radiator, and doors providing access to reception room three, the hallway, and secondary utility area

DOWNSTAIRS SHOWER ROOM

5'10" x 3'10"

A compact shower room fitted with a low-level WC, wash hand basin, and shower cubicle. Door providing access to the secondary utility area.

LANDING/STUDY AREA

9'5" x 5'5"

Landing Hall

A spacious landing hall offering ample room for a study or library area. Featuring stairs to the first floor and a door providing access to the loft room

BEDROOM ONE

11'6" x 13'5"

A generously sized double bedroom boasting stunning cathedral views, two sash windows, and a built-in wardrobe with shelving. The room benefits from doors leading to the en-suite and landing

ENSUITE

3'7" x 8'5"

A contemporary shower room fitted with a low-level WC, wash hand basin, and shower enclosure.

BEDROOM 2

12'11" x 11'5"

A spacious double bedroom featuring wooden flooring, fitted wardrobes, and a sash window offering stunning cathedral views. The room benefits from a radiator and access to the Jack and Jill bathroom

JACK & JILL BATHROOM

7'11" x 9'7"

A beautifully presented bathroom featuring a rear aspect window, freestanding bath, low-level WC, wash hand basin, and separate shower cubicle. Doors provide access to bedroom two and the landing.

BEDROOM 3

8'11" x 9'7"

A versatile small double or spacious single bedroom featuring wooden flooring, dual aspect sash windows, radiator, built-in shelving, and a door leading to the landing.

LOFT/BEDROOM 4

25'4" x 11'7"

A stunning loft room featuring LVT flooring, multiple Velux windows, and breathtaking views of the Cathedral. The room offers versatile living space with ample room for a king-size bed and lounge/study area, along with eaves storage, radiator, and stairs leading to the landing. Door providing access to the en-suite bathroom.



ENSUITE BATHROOM

5'8" x 11'7"

A beautifully appointed bathroom featuring LVT flooring, a front aspect window with stunning views of the Cathedral, low-level WC, wash hand basin, and freestanding bath. Door providing access to the loft room

EXTERNAL

Spires Reach benefits from a generous front garden offering spectacular views of the Cathedral. The garden features a patio seating area, a section laid to lawn, and two sheds available for tenant use.

SERVICES

Electric - Mains connected

Drainage - Mains connected

Water - Mains connected, not metered

Gas - Mains connected

Heating - GCH

Ofcom predicted broadband services - Ultra fast Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted mobile coverage for voice and data: EE - good outdoor and in the home. O2, Three and Vodafone - good outdoor and variable in the home.

Local Authority: Council tax band E

DIRECTIONS

From our Truro office, head towards the Tesco roundabout and take the first exit. At the next roundabout, again take the first exit. Past the traffic lights there is parking on the right by the Truro Foot Clinic. The two parking spaces are nearest to the road. The property is then accessed by the path to the right of the car park, you will go through the agricultural gate and see the large white house in front of you.

SITUATION

Spires Reach is located in a small terrace with only 8 properties. Located in the heart of Truro, this property places you on the doorstep the cathedral and a fantastic selection of restaurants, bars, cafés, shops, and the theatre, allowing you to enjoy everything this vibrant city has to offer.

Truro benefits from excellent transport links, with direct mainline train services to London Paddington, making the capital easily accessible for both business and leisure travel as well as Newquay Cornwall Airport being only 13 miles away.

RENTERS RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).

LETTING

This property is available to rent long term. The rent is £2250 pcm exclusive of all utilities and the deposit is £2596.00 refundable at the end of the tenancy less any agreed deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Usual references required. Viewings strictly by appointment with Stags as Landlords Agents.

TENANT FEES & HOLDING DEPOSIT

This is to reserve a property and set off against the first month's rent and deposit. The Holding Deposit of £519.00 (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

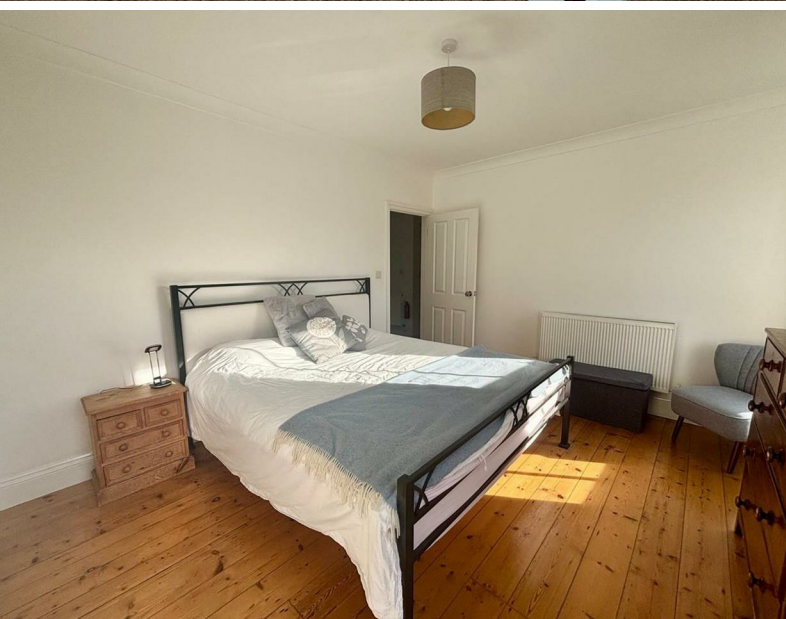
TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

AGENCY NOTE

There is a Right of Way from the large gate to the small gate to the rest of the terrace for those accessing the terrace.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	62	73
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	