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18 Frances Street

18, Frances Street, Truro, TR1 3DW



City Centre location

**An impressive Grade II Listed townhouse, beautifully presented with further scope in basement area for additional accommodation.**

- Attractive Grade II Listed townhouse
- Beautifully presented accommodation
- Conservation Area
- Contemporary integrated kitchen/breakfast room
- Spacious sitting room
- 3 Bedrooms
- 2 Shower rooms
- Freehold
- Council Tax Band A and A
- Viewing advised

**Guide Price £425,000**

### SITUATION

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

18 Frances Street is set in a city centre location with easy access to a wide variety of restaurants and pubs together with a cinema and the Hall for Cornwall. The Royal Cornwall Hospital is around 2 miles away.

Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport on the north coast.

### THE PROPERTY

18 Frances Street is a handsome end of terrace Grade II Listed town house that is thought to date from the Mid 19th Century. Thoughtfully updated and improved by the vendors, having previously been a shop on the ground floor, the property offers beautifully presented three bedroom accommodation alongside an independently accessed basement area that requires finishing works but would be ideal for ancillary use. Consent also exists for a loft room conversion.

The contemporary kitchen is appointed with integrated appliances, granite worksurfaces and a Bertazoni electric

range with induction hob. To the front of the building is a light-filled sitting room with tall multi-paned sash window and ornate ceiling corning. Continuing to the rear is a lobby area and shower room.

The three bedrooms share a lovely family shower room and are approached over a generous landing with tall sash window to the rear

The lower ground floor can be independently accessed from the rear courtyard and whilst in need of finishing, could provide valuable additional accommodation with a kitchen, living area, shower room and two additional rooms (no natural light).

### OUTSIDE

To the rear is a low maintenance walled courtyard and at the front is a forecourt that is open to the pavement. Plans indicate the erection of railings to match neighbouring property.

### SERVICES

Mains water (metered), electricity, gas and drainage. Gas fired central heating. Mobile coverage is likely indoors with Three, O2 and Vodafone (Ofcom). Upto Ultrafast broadband is available (Ofcom)

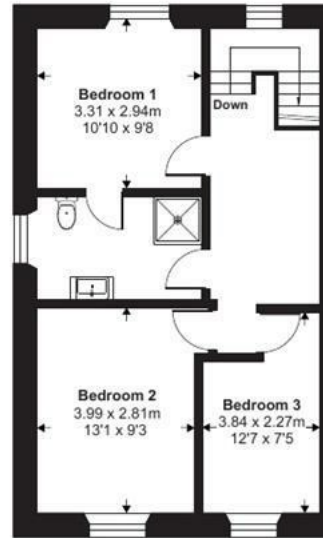
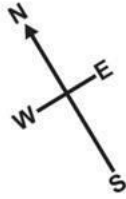
### VIEWINGS

Strictly by prior appointment with Stags on 01872 264488.

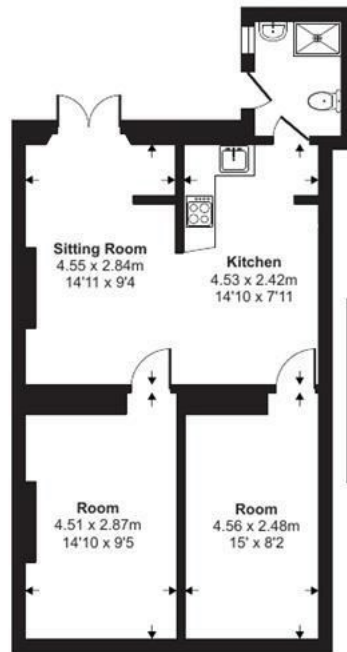


Approximate Area = 1752 sq ft / 162.8 sq m

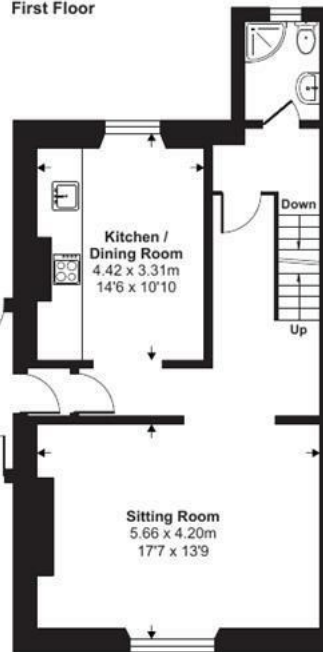
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First Floor



Lower Ground Floor

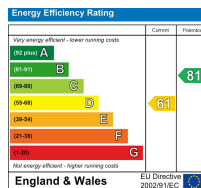


Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxhcom 2025. Produced for Stags. REF: 1257066

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