PROSPECT PLACE, TRURO







Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 40 sq m / 428 sq ft

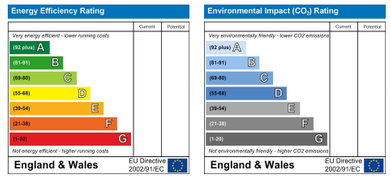
First Floor
Approx 34 sq m / 362 sq ft

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.

Key Features

- PERIOD COTTAGE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM
- SOUTH FACING GARDEN
- WALKING DISTANCE TO CITY CENTRE
- CHARACTER FEATURES
- CATHEDRAL VIEWS
- NO CHAIN

Energy performance rating



12 PROSPECT PLACE, TRURO, TR1 1HW

MIDDLE TERRACED COTTAGE IN SOUGHT AFTER LOCATION & SOLD WITH NO CHAIN

To be sold for the first time in over fifty years, this charming three bedroom character cottage is situated in one of the most sought after locations within Truro, enjoying wonderful views over the city and of the Cathedral. The accommodation includes; sitting room, dining room, kitchen, bathroom and three bedrooms. There is a rear courtyard, as well as a long, enclosed, south facing garden. There is potential to create off road parking, subject to the necessary planning consents. Sold with no chain, viewing is recommended.
EPC - TBC. Freehold. Council Tax - B.

Guide Price £275,000

Contact us

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

12 Prospect Place is a well presented mid-terraced city cottage, set within a highly desirable terrace and enjoying delightful Cathedral views. The property benefits from character features throughout as well as having a long south-facing garden and the potential to create off-road parking to the front. The accommodation comprises; sitting room, dining room, kitchen and bathroom to the ground floor with three bedrooms to the first floor. The property benefits from double glazing throughout as well as gas central heating. The cottage presently does not have any private parking but many of the neighbouring properties have created parking space or a garage at the bottom of the garden. Sold with no chain, this is a rare opportunity to purchase an attractive stone fronted period cottage located in Prospect Place which is one of the most sought after parts of Truro.

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

ENTRANCE HALLWAY

SITTING ROOM

10'7" x 10'7" (3.25m x 3.24m)
Window to the front elevation overlooking garden. Radiator.

DINING ROOM

10'4" x 10'2" (3.16m x 3.10m)
Fitted gas fire with back boiler (dual control for gas room heating and central heating). Radiator. Window to the rear courtyard. Stairs rising to first floor and door into;

KITCHEN

10'8" x 6'0" (3.27m x 1.85m)
Fitted with a range of base and eye level units with worktops over and inset sink and drainer unit. Plumbing for washing machine and space for cooker and fridge/freezer. Window to side and door to the rear courtyard.

BATHROOM

7'3" x 3'9" (2.23m x 1.16m)
Comprising bath, wash hand basin and w.c. Extractor fan. Obscured window to side.

FIRST FLOOR

LANDING

BEDROOM

11'3" x 11'0" (3.45m x 3.37m)
Window to the front elevation with outstanding views over the city and Cathedral. Radiator.

BEDROOM

10'4" x 10'3" (3.15m x 3.14m)
Window to rear elevation with radiator and cupboard housing hot water cylinder.













BEDROOM

7'10" x 6'3" (2.40m x 1.91m)
Window to the front elevation enjoying wonderful views of the city and cathedral.

OUTSIDE

There is a courtyard to the rear of the property and a gateway which provides access to the rear lane. Whilst at the front of the cottage there is a long garden which is fully enclosed and partly bordered by a high stone wall. Much of the garden is laid to lawn with a paved terrace outdoor seating area immediately in front of the cottage. There is a greenhouse and a timber garden shed which is ideal for storage purposes. A pedestrian gate leads into the property from the front lane and there is potential to create off road parking subject to the necessary planning consent.

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

B.

TENURE

Freehold.

DIRECTIONS

You can approach the property from either Mitchell Hill or Campfield Hill and in the first instance it would be better to approach the property on foot. Proceeding up Mitchell Hill take the left hand turning into Prospect Place which is immediately on the top side of the Rising Sun pub. The property will be easily located just a little way along 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

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