



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



2 THE PARADE

TRURO TR1 1QE

GRADE II LISTED GEORGIAN TOWNHOUSE

Absolutely stunning middle terraced townhouse.

Just renovated and finished to a very high standard including quality kitchen and bathroom.

New slate roof, beautifully restored windows and completely redecorated throughout.

Wonderful character features include ornate cornicing, deep skirting boards, stained glass doors, turning stairs case with sky light. The list is endless.

Potential to create an annexe for relative or for letting purposes.

GUIDE PRICE £650,000

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PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

Whilst clearly of the Georgian Style this fascinating old house was probably built in the early 1840's and then later extended during the Victorian period.

It is a spacious family size house still retaining a remarkable level of period detail including well proportioned rooms with high ceilings and intricate cornice detail, tiled doors, coloured glass, window shutters and a turning staircase with splendid light well above.

No.2 will be of particular appeal to those wanting a good size family house situated in a relatively quiet part of the city and yet literally a few minutes walking distance from the shopping centre.

THE PROPERTY

The entrance hall opens to the main stairwell with gorgeous turning staircase and stunning overhead light well. To the ground floor there is the sitting room with two sash windows and fireplace, kitchen/dining room as well as access to the rear of the property where there is a ground floor reception area with potential for use as a further utility room, morning room or bedroom and shower room and back staircase to the study/bedroom or potential living room and kitchen if a prospective buyer is looking to work from home or for letting purposes.

The main stairs open to the landing with access to the attic room. There are three bedrooms and bathroom.

The refurbishment has been comprehensive both externally and internally, with restored sash windows along with the replacement of a natural slate roof. Internally some walls and ceilings have been re-plastered, new flooring predominates on the ground floor, there is a comprehensive system of gas fired central heating with new radiators installed and a new fuse box. A noteworthy feature of the accommodation is the appointment of the quality kitchen with Neff appliances and the main bathroom luxuriates with superior quality fittings. A full list of works can be available on request. An internal viewing of this property is strongly recommended.



THE PARADE

The Parade is approached from the city centre via Malpas Road which ultimately leads to the riverside hamlet of Malpas (about one and a half miles) and also Boscawen Park with its adjacent cricket ground which is literally half of a mile along the road and a very pleasant walk alongside the river.

It is a relatively quiet part of the city and is within easy walking distance of the shops, schools and cathedral.

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):

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VESTIBULE

HALLWAY

LOUNGE

5.79 x 3.80 (18'11" x 12'5")

KITCHEN/DINING ROOM

5.46 x 3.29 (17'10" x 10'9")

FIRST FLOOR - MAIN HOUSE

Landing

MASTER

4.17 x 4.25 (13'8" x 13'11")

BEDROOM TWO

3.93 x 2.94 (12'10" x 9'7")

BEDROOM THREE

3.68 x 3.35 (12'0" x 10'11")

BATHROOM

3.24 x 2.95 (10'7" x 9'8")

INNER PASSAGEWAY

Leading to the:-

ANNEXE

RECEPTION/UTILITY/MORNING ROOM

3.45 x 3.22 (11'3" x 10'6")

UTILITY/BOILER ROOM

2.16 x 1.57 (7'1" x 5'1")

SHOWER ROOM

2.17 x 1.96 (7'1" x 6'5")

FIRST FLOOR

STUDY/BEDROOM

4.48 x 3.39 (14'8" x 11'1")

KITCHENETTE

3.02 x 2.11 (9'10" x 6'11")

OUTSIDE

The front of the property is stunning, a path leads up through the garden to the patio and then to the veranda. There is a courtyard to the rear with two

useful stores and access on to the rear lane. The current owner is in the process of applying for Listed building consent to convert the courtyard into a private parking area, with an electrical charging port.

GARAGE

The garage is located a short walk away at Waterloo. The single garage has a metal up and over door.

SERVICES

Mains gas, water, drainage and electric.

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

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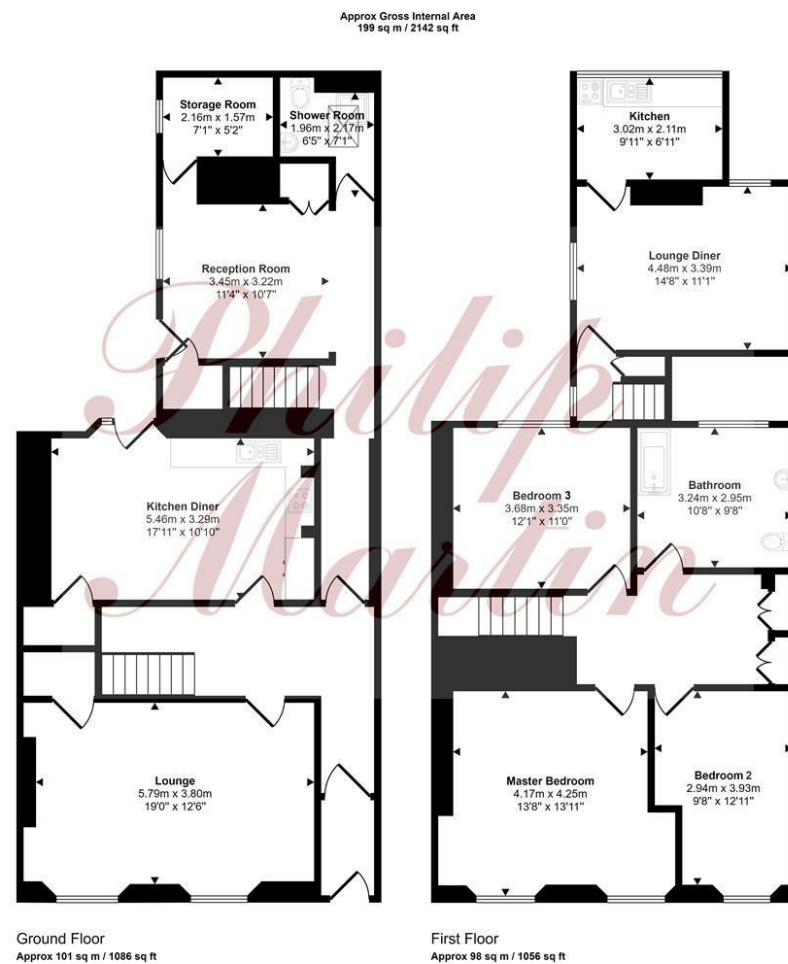
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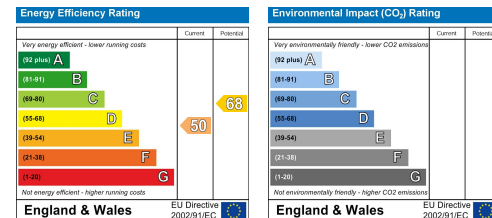
DIRECTIONS

The Parade is accessed from Malpas Road which in itself is a direct exit from Trafalgar roundabout and signposted Malpas. After leaving the roundabout the service lane leading into The Parade is the first lane on the left hand side. Proceed along the lane and no. 2 can be clearly identified on the right hand side. We do however recommend that the property is approached by foot in the first instance with viewings taking place from the front of the property.

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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.







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