



12 St. Aubyns Road, Truro

£265,000



CLIVEPEARCE

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£265,000

A surprisingly spacious city townhouse with two en-suite bedrooms and excellent living space. Courtyard garden and parking.

# Property Description

## Why You'll Like It

Introducing this remarkable spacious property nestled in the heart of Truro City, we are delighted to present a house that truly exceeds expectations. Satisfying your desire for spaciousness, this home offers an abundance of room with its larger than average layout, boasting not one, but two equally impressive double bedrooms, each complete with their own en-suite facilities for your utmost convenience. From the moment you step foot inside, you will be greeted by an inviting ambiance, accentuated by the warmth of the gas central heating, ensuring year-round comfort. Be charmed by the delightful window shutters adorning select windows, adding a touch of elegance to your surroundings. And on those colder evenings, why not unwind next to the inviting woodburning stove in the front living room. Allow your vision to expand even further as you explore the day room which is the real hub of this home, generously bathed in natural light thanks to the French doors leading to the rear of the property. Tiled flooring is both attractive and practical. The kitchen has ample space for all your culinary ventures and essential appliances. As you ascend to the first floor, indulge in the views of the city's cathedral from the comfort of the front-facing double bedroom. The built-in wardrobe ensures your belongings remain neatly organized, while the ensuite shower room offers a private sanctuary. A rear-facing double bedroom awaits, accompanied by an en-suite bathroom boasting a serene white suite. You'll find convenience at your doorstep, with parking and a rear courtyard area. Not only does this residence offer an idyllic living space, but its location also grants you easy access to a wealth of nearby points of interest. Immerse yourself in Truro City's rich cultural history, exploring its vibrant local shops, restaurants, and attractions. In conclusion, we warmly invite you to experience firsthand the charm and comfort embodied by this period two-bedroom townhouse.

## Where It Is

Not far at all from the city centre, St Aubyn's Road has the Piazza/Lemon Quay area of the city just a short stroll away and the property is ideally located to access three supermarkets on foot. Truro is a vibrant city with a range of national and independent retailers, cafes, bars, restaurants and cinema. Transport links are excellent with a

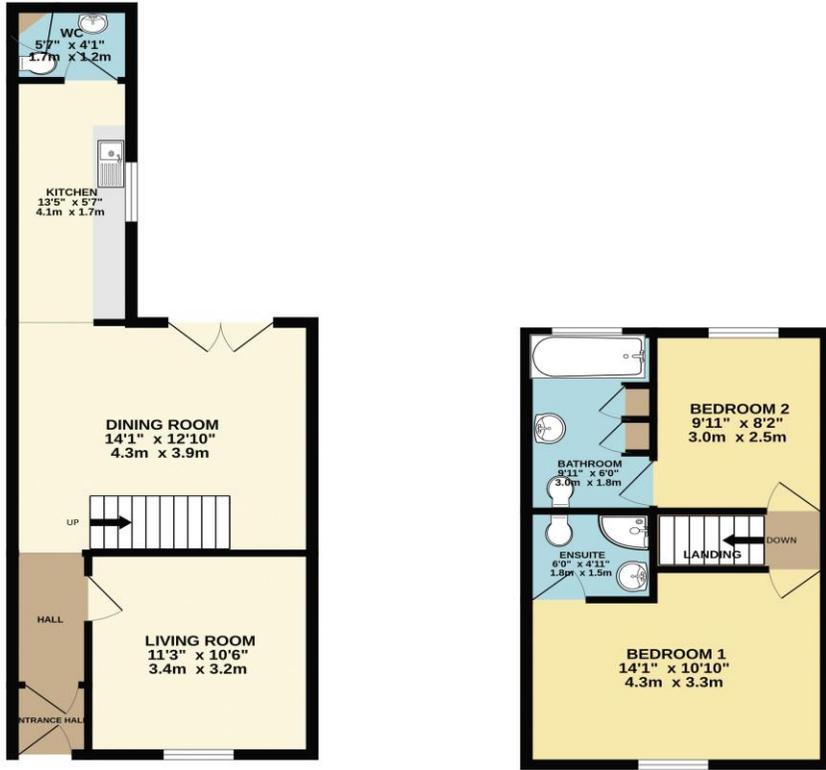
mainline train station and bus services to most parts of the County. The beautiful neo-gothic Truro Cathedral dominates the city centre skyline and has regular concerts and services. Truro Museum is a hub of activity with an exciting permanent collection and ever changing exhibitions.

## Services and Tenure

Freehold Mains gas, water, electric and drains. Gas central heating. Council Tax Band B.

GROUND FLOOR  
436 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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