



10 Tregolls Road, Truro

£287,500



CLIVEPEARCE

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A truly beautifully presented character, two double bedroom stylish city home located a short level walk from the city centre and close to good schools including Truro School, Penair Secondary and Archbishop Benson and Tregolls Primary Schools. Refitted kitchen and recently installed wood burning stove.

Property Description

Why You'll Like It

Located in central Truro, this two double bedroom end of terrace character home is perfectly positioned to make the most of all that this vibrant little city has to offer. The property is a character period house dating from 1896 that has been lovingly updated by successive owners to provide modern city living in a traditional setting. Interior decoration is cool and contemporary but period features such as stripped timber doors are retained. The front door is an elegant modern composite design and opens to an entrance vestibule. There's an inner door which is glazed with coloured glass and once inside you notice the modern flooring from the hallway right through to the kitchen. There's a large open plan dual aspect through living / dining room with bay window and wood burner in the lounge area and French doors from the dining room to the garden. The kitchen has been refitted with a range of deep blue shaker style units with brushed metal handles, Belfast style sink and quartz style work surfaces. There's space for a range cooker and the dishwasher is integrated. Beyond the kitchen is a handy cloakroom / WC which doubles as a utility with space and plumbing for the washing machine. Up on the first floor there are two generous double bedrooms with vaulted, beamed ceilings, timber floors and plantation shutters. The family bathroom on the first floor is large and has a roll top, claw foot bath in addition to a large shower enclosure. Outside there is an area of patio by the back door with steps to a small area of garden. The property has a block built shed for storage. It is worth noting that the owners and previous owners have gardened an area of land to the left of the property which while not on the title has been enjoyed and used by them. We expect that future owners will continue to do the same (see agent's note and aerial photo).

Where It Is

In a row of just four period homes in the centre of Truro on Tregolls Road, the property is within level walking distance of the city centre. The city provides all the facilities that you would expect with excellent independent shops, cafes and restaurants as well as chain stores. Transport links are excellent with regular buses and the main line train station connects with London Paddington and the north of England. Although in the heart of the city, gorgeous rural and river walks are close at hand. Sports facilities are just up the road at the Sir Ben Ainslie sports centre, where there is also a 25m pool and a gym. Supermarkets and takeaways can be easily walked to from here and in the centre you have The Hall For Cornwall which is Cornwall's newly rebuilt theatre with a range of fantastic shows to see.

Tenure and Services

The property is freehold and has mains gas, mains water, mains electricity and mains drainage. Council tax band B

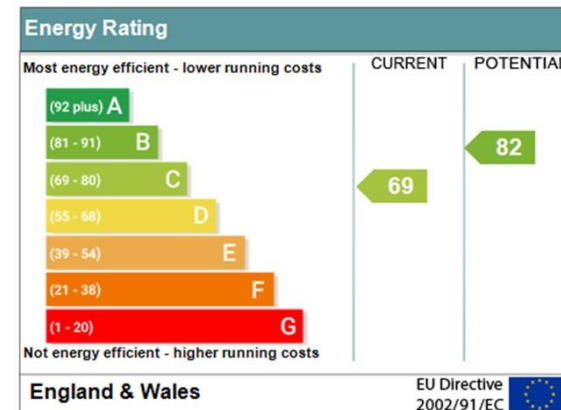
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Agent's Note

Please note that part of the area gardened by the owners of the property is not within the land registry red line title plan. The area was gardened by the previous owners and the current owners have continued to maintain the area and use it as a garden. The aerial photo in this listing has been marked with a red outline to indicate approximately the house and garden appearing on the land registry title CL64127 (available upon request). We have marked the land which is gardened by the owners but not on the title in yellow. These diagrams are only intended as an indication and are not accurate. Please refer to the H.M. Land Registry Title Number CL64127.

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