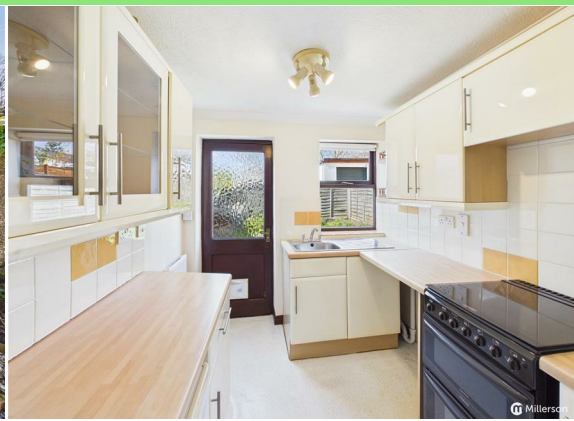




Lunar Row  
Mitchell Hill  
Truro  
TR1 1HQ  
Asking Price £200,000

- CHARMING END OF TERRACE COTTAGE
- NO ONWARD CHAIN
- LOVELY ENCLOSED REAR GARDEN
  - TWO RECEPTIONS
  - CENTRAL CITY LOCATION
- NEAR OUR STUNNING CATHEDRAL
  - CHARACTER PROPERTY
  - IDEAL CITY LIVING
- IDEAL FIRST TIME BUYERS PROPERTY
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**  
millerson.com

Tenure - Freehold

Council Tax Band - B

Floor Area - 626.00 sq ft



### PROPERTY DESCRIPTION

Nestled in the heart of Truro, this charming two-bedroom end terraced cottage on Lunar Row offers a delightful blend of character and comfort. With its picturesque façade, the property exudes a warm and inviting atmosphere, making it an ideal home for those seeking a tranquil retreat in the city.

Upon entering, you are greeted by two spacious reception rooms, the second reception room leading into the Kitchen

One of the standout features of this property is the lovely enclosed level garden, perfect for enjoying the outdoors in privacy. Whether you wish to cultivate your green fingers or simply unwind in a peaceful setting, this garden offers a wonderful escape from the hustle and bustle of city life.

Situated almost in the shadow of the stunning Truro Cathedral, this home benefits from its prime location, providing easy access to the city's amenities, shops, and cultural attractions. The vibrant community and rich history of Truro are right on your doorstep, making this cottage not just a home, but a lifestyle choice.

In summary, this delightful cottage presents an excellent opportunity for those looking to embrace the charm of Truro living. With its characterful design, convenient layout, and beautiful garden, it is a property that truly deserves your attention.

### LOCATION

This is a great location, tucked away, yet only a few minutes walk from the city centre with a host of local and national shops, The Hall for Cornwall Truro's world class theatre Cinema and many cafes, restaurants, pubs, local schools and of course the iconic Truro Cathedral. Both The Rising Sun inn and Archbishop Benson primary school, are a short walk away.

### THE ACCOMMODATION COMPRISES

All dimensions are approximate and measurements are taken by LIDAR

### ENTRANCE HALLWAY

Front door leading into the entrance hall, stairs to first floor and door to:

### LOUNGE

A bright room with glazed window to front aspect, window seat, panelled radiator, power points, space under stairs, glazed door opening into:

### DINING ROOM

Panelled radiator, power points, skimmed ceilings, range of shelving, wall mounted gas boiler, built in cupboard with shelving, door to bathroom and arch way to kitchen:

### KITCHEN

A bright cottage style kitchen with a range of base and wall units, space for electric/gas cooker, space for dish washer/washing machine, space for fridge, cupboards and drawers, single drainer stainless sink unit with mixer taps, work tops and tiled splashbacks, various power points, window to rear garden, panelled radiator, part glazed door to rear garden.

### BATHROOM

With part tiled walls, panelled bath with mixer taps and shower attachment, close coupled cistern, pedestal wash basin, decorative tiling, panelled bath, obscure glazed window to rear, coved ceilings.

### FIRST FLOOR

Small landing leading to the two bedrooms.

### BEDROOM ONE

Glazed window to front aspect, built in double wardrobe, panelled radiator, coved ceiling and power points.

### BEDROOM TWO

Glazed window to rear aspect, panelled radiator, power points.

### OUTSIDE/GARDEN

To the front is a pretty garden with borders and shrubs and flowers. Rear garden is a delight, it is level and enclosed with garden area flower borders, brick built shed/outside toilet, path leading up to terrace area and pedestrian path with right of way over the neighbours gardens.

### SERVICES

Mains water, electricity, drainage, gas.

Council tax band 'B'.

Gas combination boiler wall mounted in dining Room.

### AGENTS NOTE

There is a right of way for this property to gain rear access via the neighbours garden.

### DIRECTIONS

From Trafalgar roundabout turn into St Austell Street leaving Halfords on your left and the Catholic church on your right.

At the traffic lights turn right into Mitchell Hill, proceed up the hill for about three hundred meters until you see the Rising Sun pub on your left. Lunar Row is the end of the terrace cottage set back from the road just down from the pub.

### MATERIAL INFORMATION

Verified Material Information

Council Tax band: B

Tenure: Freehold



Property type: End Terraced House  
Property construction: Standard construction  
Energy Performance rating: D  
Number and types of room: 2 bedrooms, 1 bathroom, 2 receptions and kitchen.  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: None  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



**Approximate total area<sup>(1)</sup>**  
 626 ft<sup>2</sup>  
 58.1 m<sup>2</sup>

**Reduced headroom**  
 5 ft<sup>2</sup>  
 0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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## Here To Help

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 Hayle  
 Cornwall  
 TR27 4DY  
 E: hayle@millerson.com  
 T: 01736 754115  
 www.millerson.com

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