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POLTISCO WHARF  
TRURO

**JONATHAN**  

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**CUNLIFFE**



*8 Poltisco Wharf, Malpas Road, Truro TR1 1DH*

Truro City

For sale for the first time since its construction. One of just six award winning townhouses in a private, gated enclave fronting the river, within a short walk from Truro's schools, Cathedral, shops, bars and theatre.

- Four storey townhouse • 4 bedrooms • 4 bath/shower rooms
- Study/5th bedroom • 39ft open-plan living area • Riverside terrace and balcony
- Integral garage • Two parking spaces



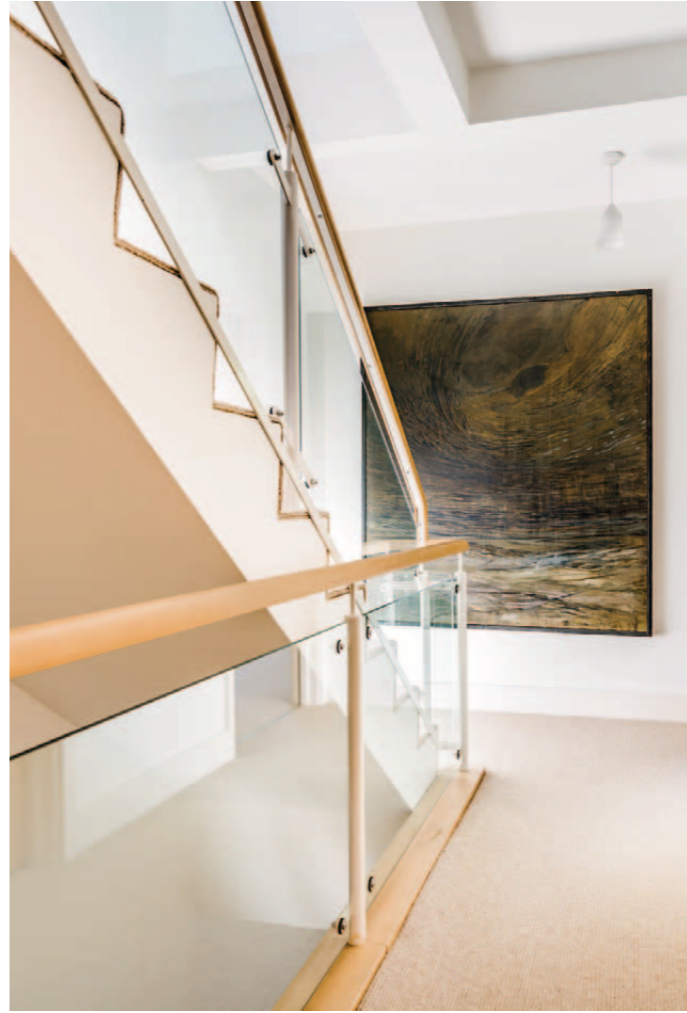














## SETTING THE SCENE

This small private gated enclave of just six luxurious town houses was designed by leading Truro architects Lilly Lewarne in 2001, when the current owners bought it, and it won a number of design awards.

The houses face west with fabulous afternoon and evening sunshine while the views stretch down the river towards Boscowan Park and upstream with Truro Cathedral towering over the city centre. The 17-foot river frontage provides mooring and direct (tidal) water access, making this a superb location for anyone who loves watersports.

## THE TOUR

The spacious accommodation is spread out over four floors, with the main living area at first floor level. This open-plan kitchen-dining-sitting room extends nearly forty feet from front to back with a full width balcony almost hanging over the river. An attractive ground floor study opens onto the riverside terrace.

## SERVICES

Mains water, electricity and drainage with gas fired central heating.

The communal gated courtyard to the front of the building is jointly owned by the six properties in the name of the Poltisco Wharf Management Co Ltd. The annual maintenance charge is around £700pa. The managing agent is Koti Property Ltd.

## DISTANCES

(All distances approximate)

Truro School 0.5 miles, Truro Station (main line) 1.5 miles, Truro Golf Course 3 miles, Falmouth 11 miles, Newquay Airport 15 miles

## WHAT3WORDS LOCATION

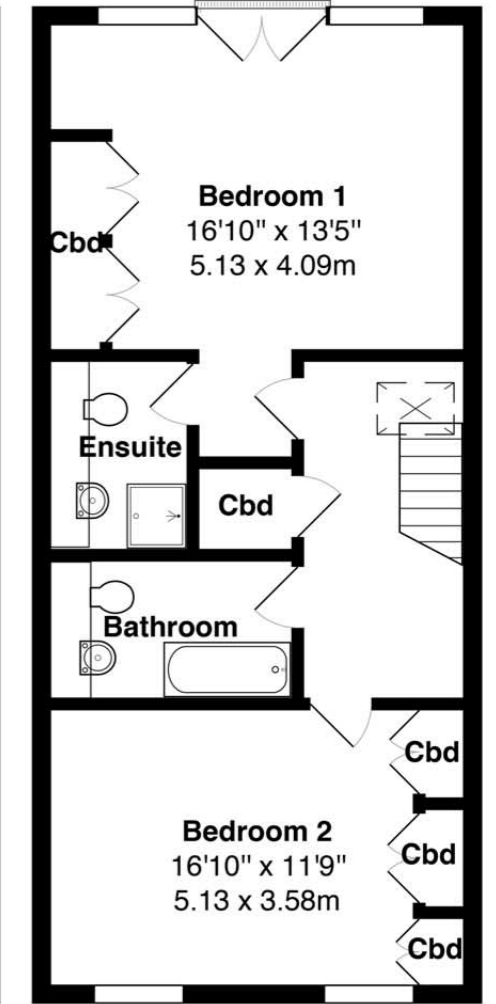
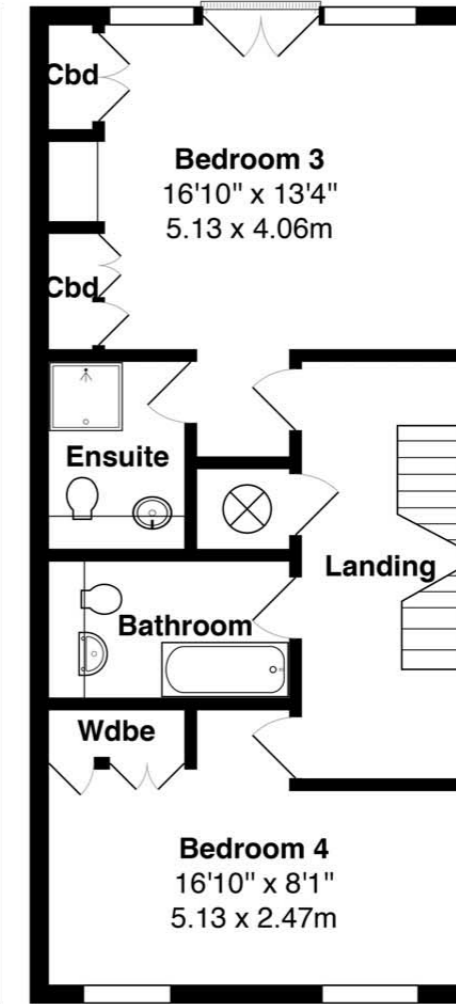
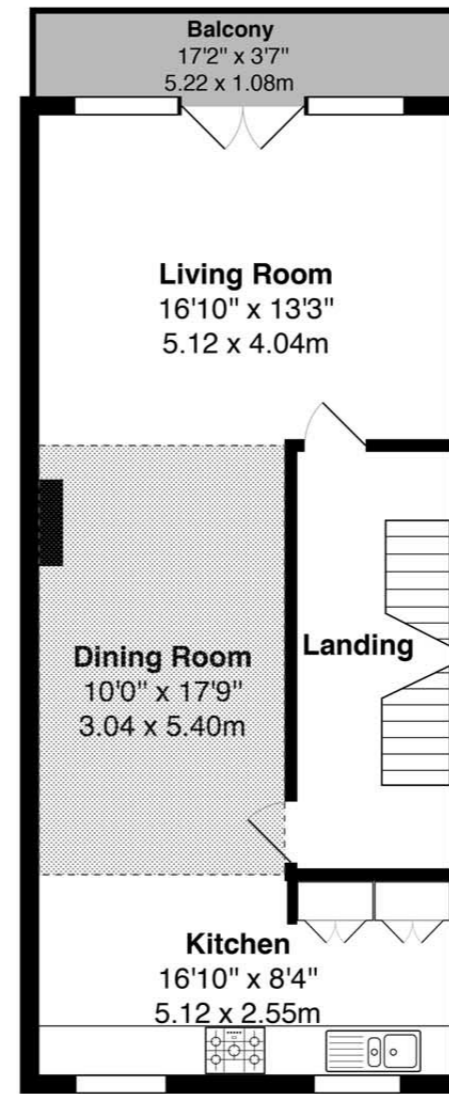
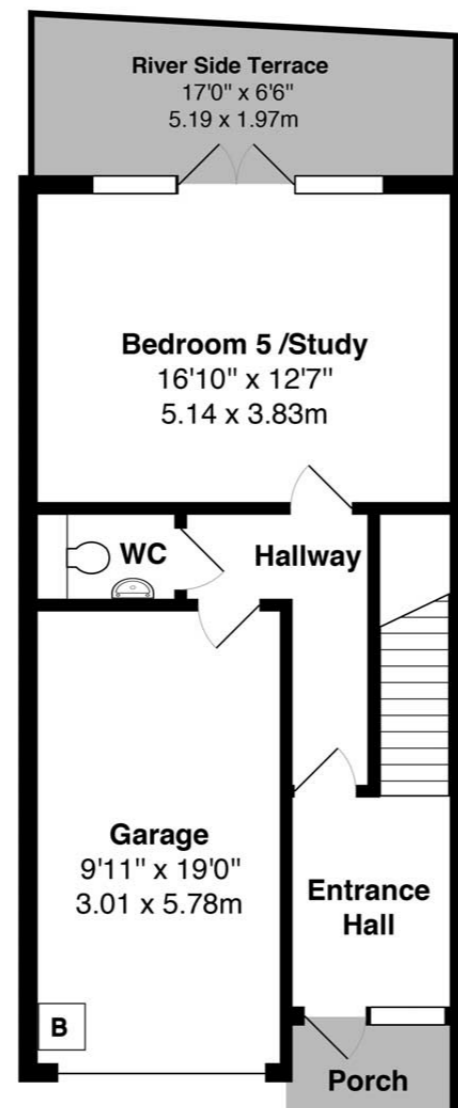
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## COUNCIL TAX BAND

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## ADDITIONAL INFORMATION

There is also an additional garage available by separate negotiation.



**8 POLTISCO WHARF TRURO TR1 1DH**  
**TOTAL APPROX. FLOOR AREA 2561sqft (238.1 sqm)**  
(excluding terrace, porch and balcony)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in concluding a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

### IMPORTANT NOTICE

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