



22 Townsend Street, Truro, TR1 3GL
£350,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Favoured estate 1.5 miles from city centre
- 3 bedrooms, master en-suite
- 2 reception rooms plus kitchen/diner
- Sunny rear garden
- Garage converted to utility/office
- Driveway parking
- Video tour available



A modern 3 bedroom semi-detached house tweaked and improved by the owners to provide a first-class family home. Well presented accommodation measuring just over 1,100 sq ft complete with garage, driveway and sunny rear garden.



The Property

Built in 2015 this three bedroom semi-detached house offers a 'ready to move in' opportunity to those seeking a family home in a favoured location. Well presented accommodation that has been thoughtfully tweaked by the owners to provide three bedroom, master en-suite, two reception room space with a utility/office and sunroom.

On the ground floor a useful entrance hallway opens to a spacious living room with inner hallway providing a downstairs WC and large under stairs cupboard. The fully fitted kitchen has plenty of space for dining with the added benefit of full wall length Sharps storage units and an integrated office space. To the rear is a lovely sunroom overlooking the garden with Velux windows and heating providing a room that can be used all year round. On the first floor are three good sized bedrooms, the master with en-suite shower room and integrated wardrobe units as well as a separate family bathroom.

To the rear is a West facing garden enjoying the afternoon and evening sunshine with a lower level patio area and raised lawn enclosed with fencing. The garage has been converted by the owners to provide a useful utility and office space whilst retaining plenty of storage to the front and within the pitched roof above. There is a driveway for one vehicle and plenty of unrestricted on-street parking in front.

The Location

Pen An Dre is situated around 1.5 miles from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 25 minute walk. There are excellent transport links here with bus stops on Tresawls Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as Newbridge Lane Park and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. The estate also has its own play area located less than 200 yards from the property.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.





Property Information

Tenure: Freehold

Estate Charge: Annual payment – latest £164.76 for upkeep, lighting and insurances of communal areas.

Council Authority: Cornwall

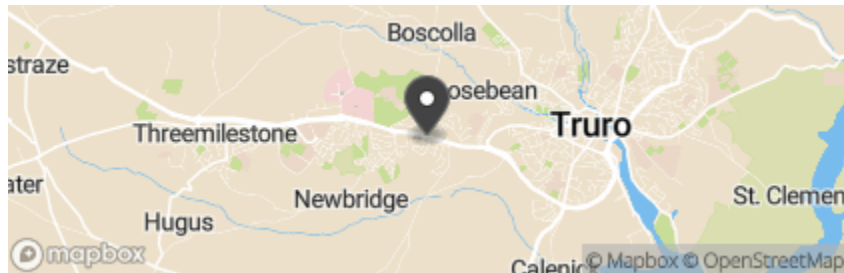
Council Tax Band: C

Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Likely (all networks)

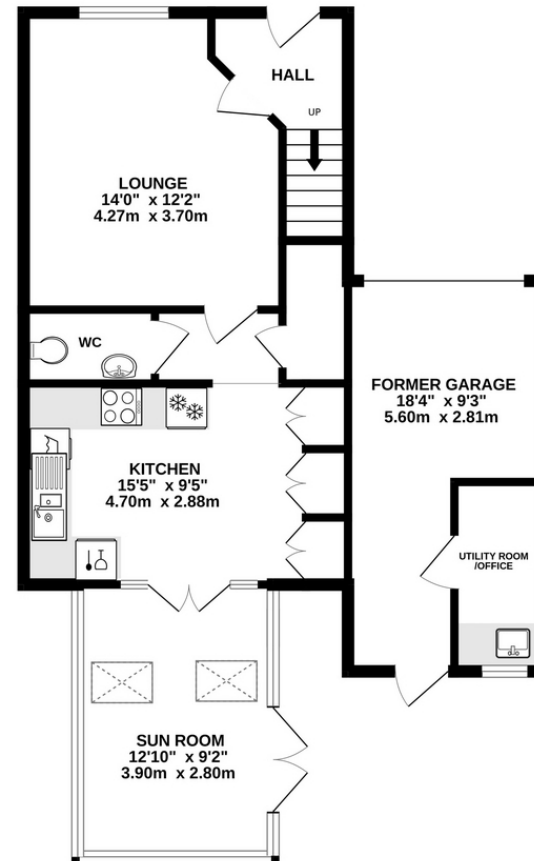
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	78	89		
A				
(81-91)				
B				
(69-80)	78	89		
C				
(55-68)				
D				
(39-54)	78	89		
E				
(21-38)				
F				
(1-20)	78	89		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

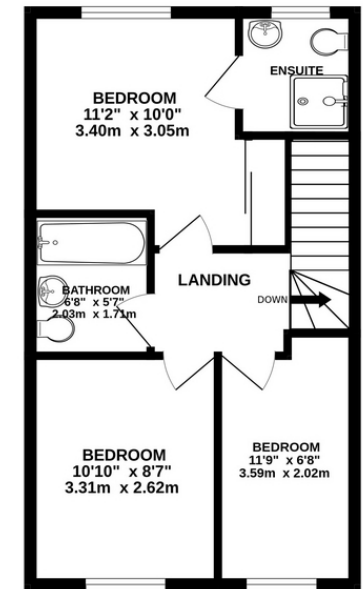


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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07864 756521
info@jamescaneproperty.co.uk
www.jamescaneproperty.co.uk


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