



1 Park View Close, Carnon Downs, Truro, TR3 6JL
£475,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached family home
- Sought after village location
- Three double bedroom, two bathroom
- Kitchen/diner, living room, large utility
- Recently renovated, beautifully presented
- Fantastic outside space
- Single garage, plenty of driveway parking
- Video tour available



*A recently re-modelled and renovated detached house in the sought after village of Carnon Downs.
Three double bedroom, two bathroom, two reception room accommodation with fantastic
outside space, single garage and plenty of parking.*





The Property

This stunning family home is located at the end of a cul-de-sac nearing the A39 dual carriageway in the sought after village of Carnon Downs. An original 1970's detached property, purchased in 2020 by my clients and thoroughly remodeled and renovated since to create a very special property indeed.

Entering the house an entrance hallway provides access to all downstairs rooms comprising a large living room, fully fitted modern kitchen open to a dining room, downstairs bathroom and great sized utility room. On the first floor there is a second shower room and three double bedrooms all enjoying countryside views. The accommodation is well proportioned, beautifully presented and filled with natural light throughout.

Outside and to the rear a large decked terrace is accessed from the kitchen/diner and utility providing a perfect evening sun spot which then opens out to a South facing lawn enclosed with established beds, trees and fencing with a timber shed at the end. To the front of the property is an attractive front garden and driveway parking for around 5 vehicles leading to a single attached garage.

This fantastic property has been priced sensibly to accommodate some road noise nearby and truly offers an excellent opportunity not to be missed.

The Location

Carnon Downs is a very popular village and it is very easy to see why. Located only 3 miles South of Cornwall's capital city Truro and 6 miles North of the wonderful natural harbour town of Falmouth. The village has great amenities including a village hall, SPAR convenience store, surgery and nurse. In terms of schooling there are four primary schools within a 2 mile radius at Devoran, Kea, Perranwell and Cusgarne as well as a choice of secondary schools in Truro and Penwith college campus around 5 miles away for further education. Heading out of the village the A39 is easily accessible linking to the A30 in around 20 minutes and there are excellent transport links with bus stops from the centre of the village heading in all directions on a regular basis. The countryside really is on your doorstep here with a footpath next door to the property leading over a bridge into the stunning surroundings of Restronguet Creek. The lovely villages of Devoran and Point are close by providing easy access to the tidal river and out into the Carrick Roads with Feock, Loe Beach and Trelissick National Trust gardens and grounds just beyond.

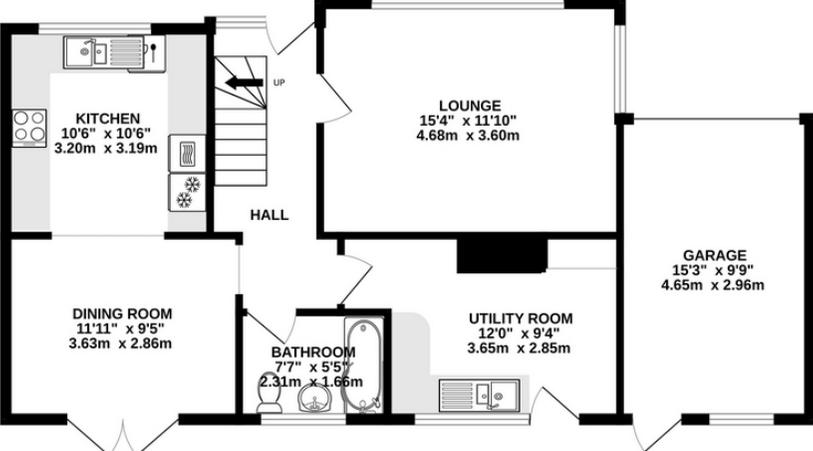
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



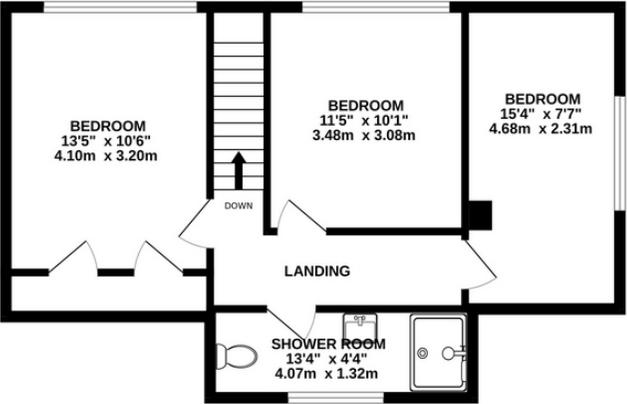


Floorplan

GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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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Property Information

Tenure: Freehold
 Council Authority: Cornwall
 Council Tax Band: D
 Services: Mains water, drainage, electric and gas are all connected.
 Mobile Signal: Likely (all networks)
 Broadband: Superfast available. Max Download 61Mbps. Max Upload 11Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.

