



11 Brunel Court, Truro, TR1 3AE

Asking Price £295,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Three storey modern home
- Central yet peaceful location
- Three double bedrooms, family bathroom
- Master en-suite with two balconies
- Open-plan living/kitchen/dining space
- Private rear courtyard garden
- Two allocated parking spaces
- Video tour available





The Property

Positioned in a sought-after and tucked-away development just a short distance from Truro city centre, this 2008 built home is a modern, well-presented three-storey townhouse offering versatile living across three spacious levels.

The front door opens into a welcoming hallway with space for coats and shoes, leading into an open-plan living/kitchen/dining area that spans much of the ground floor. This sociable and bright space features modern units, integrated appliances and room for a dining table as well as a comfortable seating area with two sets of double opening doors to the front a particularly nice feature. From the kitchen, double doors open directly onto the rear courtyard, bringing the outside in during warmer months. A cloakroom/WC completes the ground floor.

On the first floor, you'll find two well-proportioned double bedrooms, the rear particularly large with two windows and a well appointed family bathroom, while the top floor is dedicated entirely to the principal suite - a generously sized double bedroom with en-suite shower room and walk in wardrobe as well as balconies to both front and rear enjoying views of the surrounding city and green spaces.

Outside, the low-maintenance and recently updated rear courtyard is completely enclosed with side gate access and enjoys the best of the evening sun, while to the front of the property there are two private parking spaces - a real bonus so close to the city.

This is a flexible and comfortable home ideal for professionals, families, or those looking for a smart, low-maintenance base within easy reach of Truro's vibrant centre.

The Location

Brunel Court is located on the Western side of central Truro. You are incredibly close to town here being a 5/10 minute walk from the city centre hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the neighbouring train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

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: £225 per annum which is paid until June 2026.

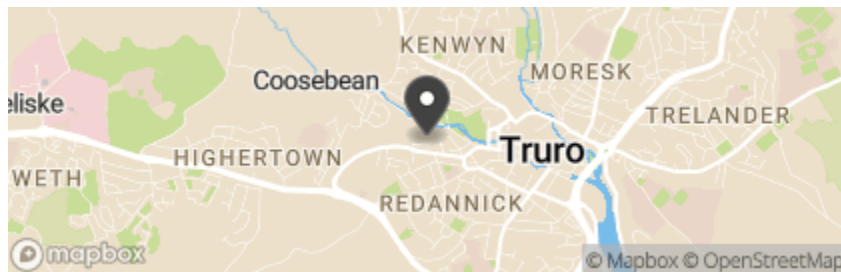
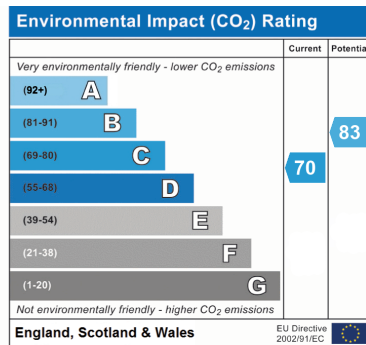
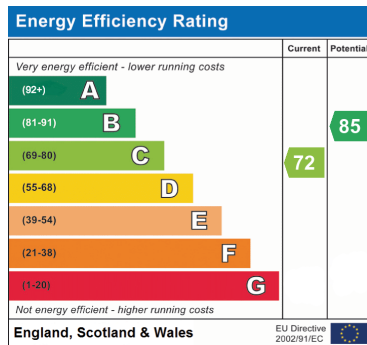
Council Authority: Cornwall

Council Tax Band: D

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

Mobile Signal Externally: Likely (all networks)

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



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.



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