



60 Malabar Road, Truro, TR1 3NY
£250,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- 1950's semi-detached house
- Convenient location 1 mile from city centre
- Three bedrooms, family bathroom
- Lounge plus kitchen/diner
- Large front and rear gardens
- Masses of potential for extension
- Unrestricted on street parking
- Video tour available



A three bedroom semi-detached house on the Western side of the city with a particularly large plot offering great outside space and masses of potential.



The Property

A 1950's built semi-detached house located on the Western side of the city close to schools and the hospital whilst only being a mile from the city centre.

The property comprises an entrance hall, great sized lounge, open plan kitchen/dining room, three bedrooms (two good doubles and a single) as well as a family bathroom. The accommodation is presented well and has generous proportions throughout with the added benefit of gas central heating and double glazing.

Outside is a real surprise here - a particularly large plot affords large front and rear gardens with lots of seating areas to enjoy sunshine throughout the day as well as a raised vegetable patch, fruit trees and outbuildings/sheds. Certainly with the size of the plot there would be great potential to extend the property (subject to consents) just as the neighbours have to create an even larger family home. There is unrestricted parking on the road in front but again perhaps the opportunity to incorporate a driveway in to the front garden if desired.

All in all this is a great home for those needing inside and outside space at an affordable price point with masses of potential moving forward.

The Location

Malabar Road is situated around 1 mile 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 Premier Express convenience store and Fish and Chip shop. 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 10/15 minute walk. There are excellent transport links here with bus stops on Malabar 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 the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children.

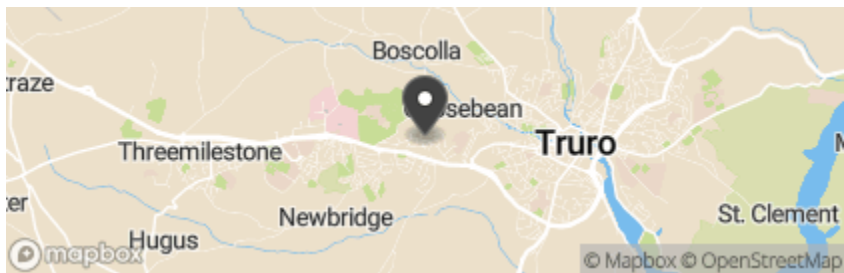
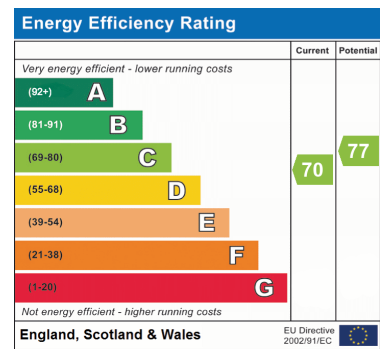
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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



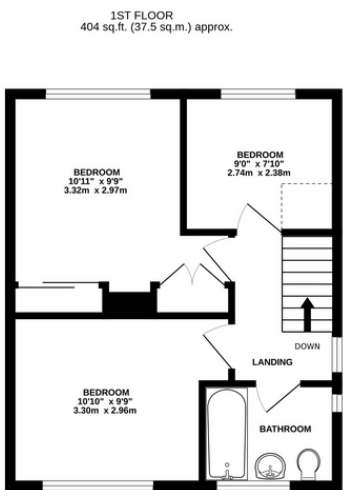
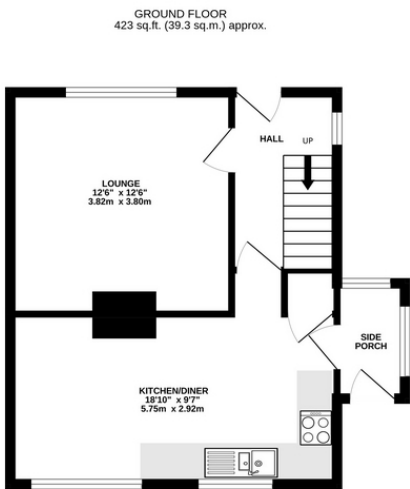


Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



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.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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