



24 Penwethers Lane, Truro, TR1 3PW  
£460,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Detached 1930's dormer bungalow
- Rural feeling location yet close to city centre
- Adaptable 3/4 bedroom, 2 bath/shower room
- Stunning open plan living/kitchen space
- Immaculately presented throughout
- Sunny front & rear gardens
- Plenty of driveway parking
- Video tour available



*A detached dormer bungalow in a favoured rural feeling location yet only 1 mile from the city centre.  
Immaculately presented 3/4 bedroom, 2 bathroom accommodation with sunny front and rear gardens as  
well as plenty of driveway parking.*



# The Property

This 1930's detached bungalow is in a great location with a rural feel whilst only being 1 mile from the city centre. Immaculately presented throughout and comprising 3/4 double bedroom, two bath/shower room accommodation complete with sunny front and rear gardens, lots of driveway parking and countryside views.

Entering the property a welcoming wide hallway provides a warm inviting welcome and provides access to all ground floor rooms. On the right there is a double bedroom currently utilized as a second reception room providing a cosy lounge with beautiful views to the front. Next along the hallway is another double bedroom and well appointed modern family bathroom. Turning left the hallway opens out to a stunning open plan living space with triple aspect windows filling the room with natural light and enjoying the best of the views to the front. There is plenty of room for living and dining as well as a wonderful newly fully fitted kitchen with integrated appliances and high quality finish. Off this room there is also a useful utility space leading to the rear garden with plumbing for washing and drying. Stairs rise from the entrance hall to the first floor providing access to two great sized double bedrooms as well as another modern shower room for ultimate convenience on this level. The accommodation is absolutely immaculate from top to bottom offering the chance to move in and enjoy from day one.

Outside there is a large frontage to Penwethers Lane which has been thoughtfully landscaped to provide driveway parking for several vehicles as well as lawned area, planted beds and rockery as well as a gravel seating area enjoying the morning sun and countryside views. To the rear a two tiered garden is easily accessed from the living space with a lower lawn and raised decked terrace with pergola providing a gorgeous outside dining and seating area which gets the late afternoon sun right into the evening hours.

This is a very special property and for those seeking tranquillity, convenience, no work to do and great outside space then look no further.



# The Location

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Penwethers Lane is a great location with a truly rural feel whilst only being one mile from the city centre. You can walk in to town within 20 minutes to the North/East and to the South/West be in the middle of the countryside in even less time. Located 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 and The County Arms. In terms of schooling 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. There are excellent transport links here with bus stops on the main 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 Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

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

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GROUND FLOOR



1ST FLOOR

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# Property Information

Tenure: Freehold

Council Authority: Cornwall

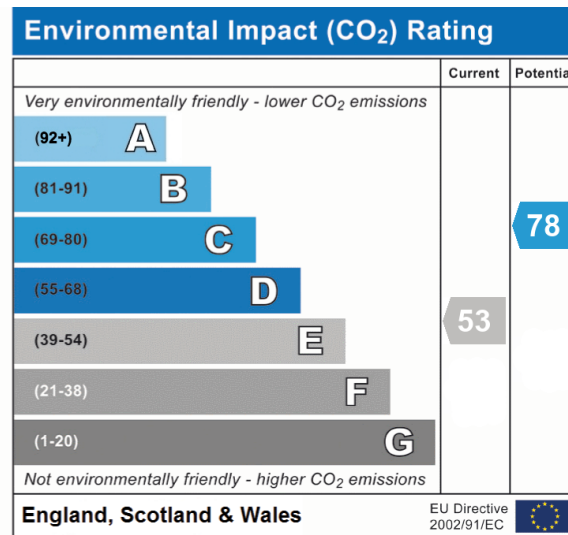
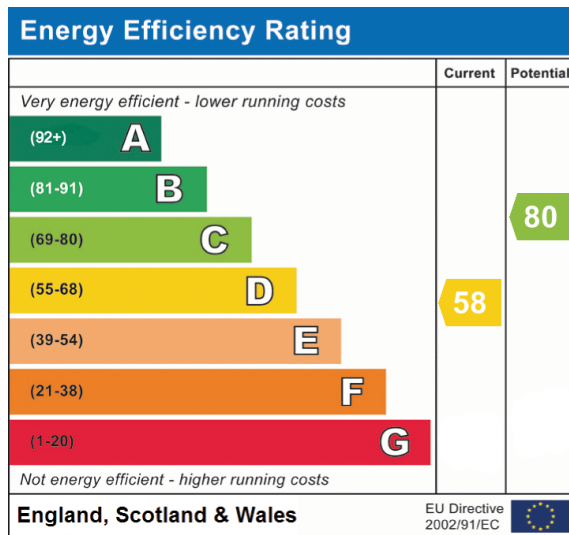
Council Tax Band: C

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

Mobile Signal: Likely (all networks)

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

Note: The property has had a 2010 mundic test confirming an assignment of 'A/B' meaning the property is mortgageable.



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.

