



14 Tinney Drive, Truro, TR1 1AG
£425,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern detached three storey house
- Quiet residential location close to city centre
- 4/5 bedroom, 2 bath/shower room
- Open plan living/dining/kitchen
- Views of the cathedral
- West facing garden
- Garage and driveway
- Video tour available



A substantial three storey modern detached home in a sought after residential location close to the city centre. Well presented 4/5 bedroom accommodation with West facing garden, garage, driveway and cathedral views.



The Property

A modern 2002 built home of substantial size offering just under 1,300 sq ft of accommodation over three storeys with flexible 4/5 bedrooms, West facing garden, garage, driveway and cathedral views.

Entering the property on the middle floor an entrance hall provides access to a useful WC and fantastic open plan living/dining room. This room enjoys windows to front and rear aspect with the cathedral in sight to the rear. A doorway leads to the fully fitted kitchen with lots of cupboard units and space for appliances. A door from the living room opens to the stairs which heading upwards leads to three bedrooms (two doubles and a large single) as well as a great sized family bathroom. The views of the surroundings and cathedral spires are at their best on this level! Heading down to the lower ground floor there are two more bedrooms, one with a modern en-suite shower room which offers great flexibility in this floor being perhaps separate accommodation for a relative or maybe a second living room, playroom or office. Both rooms on this level enjoy glazed opening doors to the rear terrace.

Outside there is a small garden and patio to the front with the majority of the garden being at the rear tiered to create a raised patio terrace bathing in the afternoon and evening sunshine with beautiful far reach views. The lower level is laid with lawn, planted beds and there are multiple areas for storage here as well as stair side access linking the front to the back - also providing an individual entrance to the lower level if it was indeed separate accommodation. The property further benefits from a single garage and driveway in front.

This property offers versatile and substantial accommodation at a 'ready to move in' standard in this highly desirable area of Truro.



The Location

Tinney Drive is a very popular residential estate located on the North/East side of Truro. This is peaceful and practical living in lovely surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

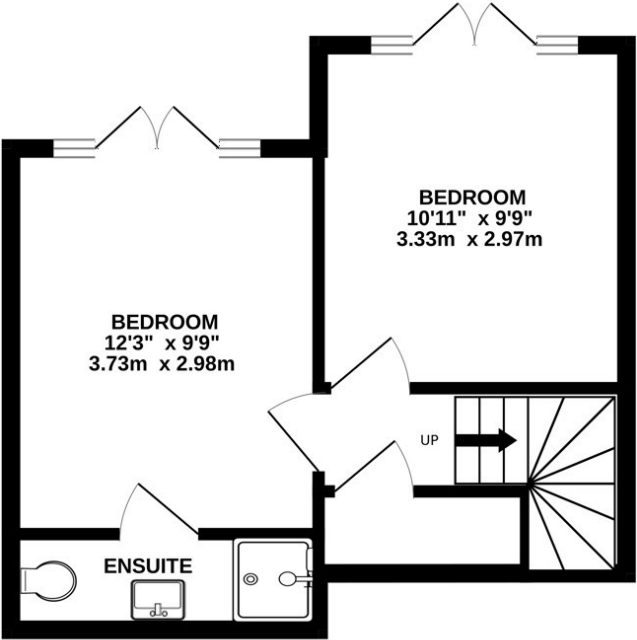
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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



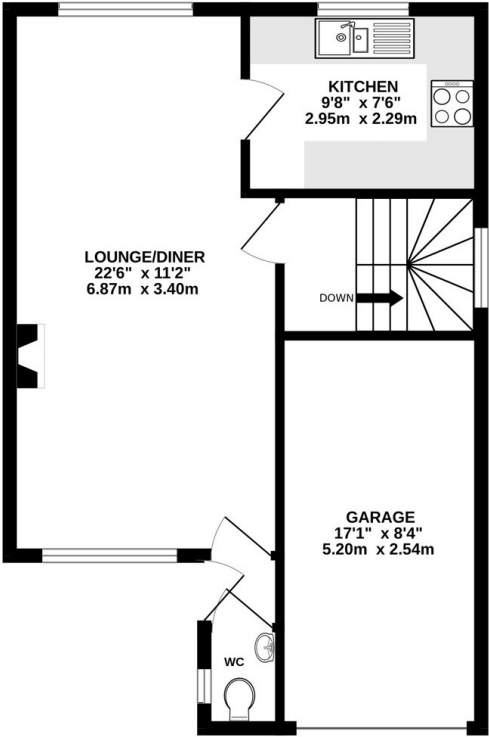


Floorplan

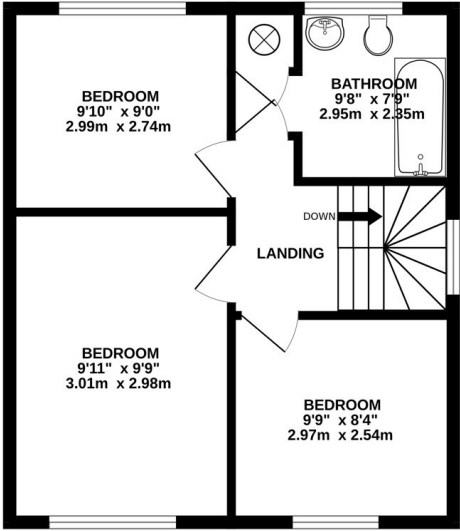
LOWER GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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

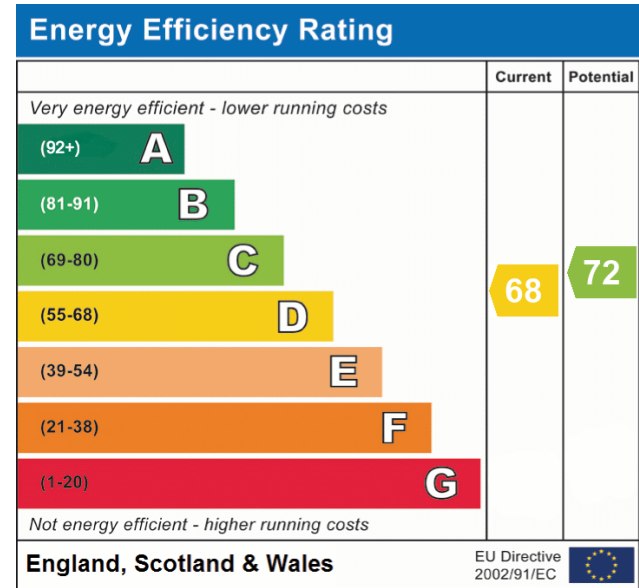
Council Authority: Cornwall

Council Tax Band: E

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 preperation 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.

