



66 Penwethers Crescent, Truro, TR1 3GH  
£325,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Modern semi-detached house
- Favoured estate 1.5 miles from city centre
- 3 bedrooms, master en-suite
- Kitchen/diner plus large living room
- Private rear garden
- Driveway parking for two cars
- No onward chain
- Video tour available





*A double fronted, modern semi-detached house in a quiet residential location in Truro.  
Well presented 3 bedroom accommodation complete with driveway for two cars and  
private rear garden.*



# The Property

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Built in 2016 this three bedroom semi-detached house offers a 'ready to move in' opportunity for those seeking a family home in a favoured location. Well-presented accommodation that benefits from a double fronted layout to provide 914 sq ft of comfortable accommodation.

On the ground floor a wide entrance hallway provides a very practical and welcoming entrance to the property with a useful WC. To the right there is a spacious living room with window to front aspect and glazed double opening doors to the rear garden. To the left of the entrance hall is the fully fitted kitchen with fitted appliances and plenty of space for dining with the added benefit of dual aspect windows to front and rear. On the first floor there are three good sized bedrooms, (two doubles and a good single) two of which have fitted wardrobes whilst the master enjoys a generous en-suite shower room and there is a separate family bathroom as well.

To the rear is an enclosed low maintenance garden enjoying the morning and evening sunshine with a patio area, lawn, planted beds and timber shed with power and light. To the front there is a driveway for two vehicles and plenty of unrestricted on-street parking in front.

For those looking for a good sized low maintenance family home then look no further, available with no onward chain.



# The Location

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Pen An Dre is situated around 1.5 miles 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 SPAR convenience store. 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 25 minute walk. There are excellent transport links here with bus stops on Tresawls 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 Newbridge Lane Park and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. The estate also has its own play area located less than 200 yards from the property.

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: Annual payment – latest £164.76 for upkeep, lighting and insurances of communal areas.

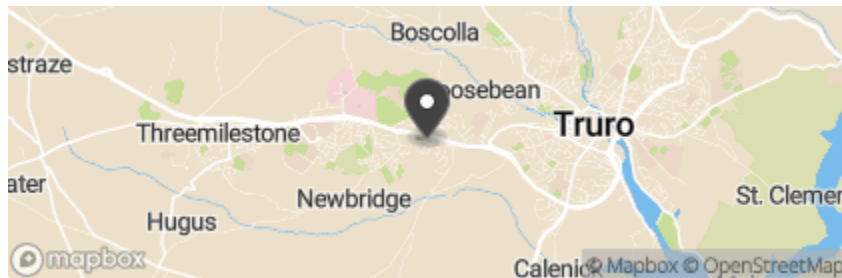
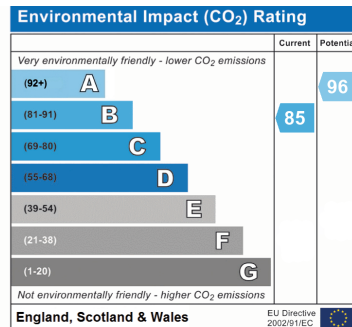
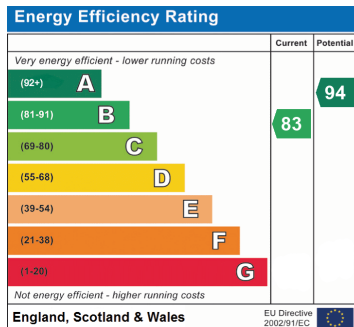
Council Authority: Cornwall

Council Tax Band: C

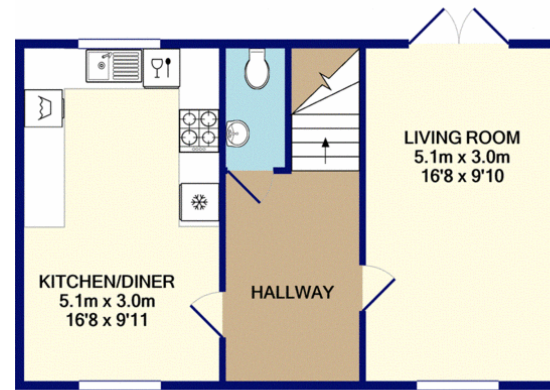
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Likely (all networks)

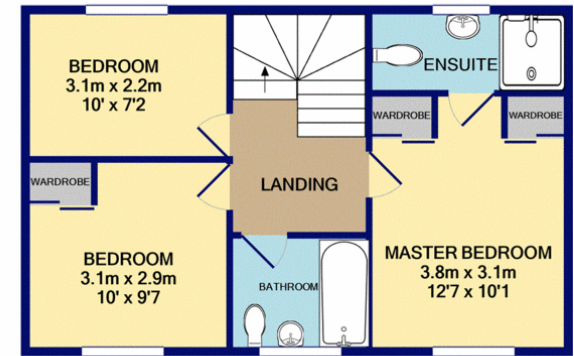
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



Note: 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.



GROUND FLOOR  
APPROX. FLOOR  
AREA 41.2 SQ.M.  
(444 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.2 SQ.M.  
(444 SQ.FT.)

TOTAL APPROX. FLOOR AREA 82.5 SQ.M. (888 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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