



47 Chyvelah Vale, Truro, TR1 3YJ
£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Three storey modern home
- Spacious 1321 sq ft accommodation
- 4/5 bedrooms, 2 bath/shower rooms
- Open plan living and kitchen, utility room
- Garage and driveway parking
- Wonderful landscaped rear garden
- No onward chain
- Video tour available



*A deceptively spacious modern town house located in Western Truro. 4/5 bedroom accommodation with wonderful landscaped rear garden, garage and driveway parking for 3 cars.
Available with no onward chain.*



The Property

There is so much more than meets the eye with this property! A 2001 built three storey town house in a great location in Western Truro close to the hospital, college campus and various schools. Spacious accommodation measuring over 1,300 sq ft with 4 bedrooms, 2 bath/shower rooms, open plan kitchen/dining/living, separate study / 5th bedroom and utility room! All complete with an integral single garage, parking for three cars and a wonderful rear garden.

Entering the property on the ground floor an entrance hall has space for coats and shoes, integrated storage and provides access to the useful utility room. Stairs then rise to the first floor where a pleasant landing with natural light opens to an open plan living and dining room both with doors opening out to the rear garden. Off the dining room is the fully fitted kitchen with modern units, integrated appliances, gas hob and under counter lighting. This whole space is stylishly presented and offers a perfect family hub and entertaining space. Also located on the first floor is a room currently utilised as a spacious study but provides a fifth (single) bedroom if desired. Stairs then rise to the second floor where a spacious landing provides access to four bedrooms (two doubles and two singles) as well as the family bathroom. The master bedroom is a great size with integral wardrobes, views over the garden and a well appointed en-suite shower room.

Outside there is a wonderful rear garden which has been landscaped to provide a true oasis with decked terraces, rockery borders, patio area, lawn, planted beds with exotic trees and all the while having a feeling of total privacy with nobody overlooking at the rear. The garden enjoys the afternoon sun right into the evening thanks to its West facing orientation and height. To the front of the property the owners have created off street gravel and driveway parking for three cars in front of an integral single garage and secure store room.

All in all this is a surprising family home that offers a ready to move in opportunity with versatile and spacious accommodation, lovely outside space and plenty of practicality. Excitingly available with no onward chain and definitely recommended for internal viewing.





The Location

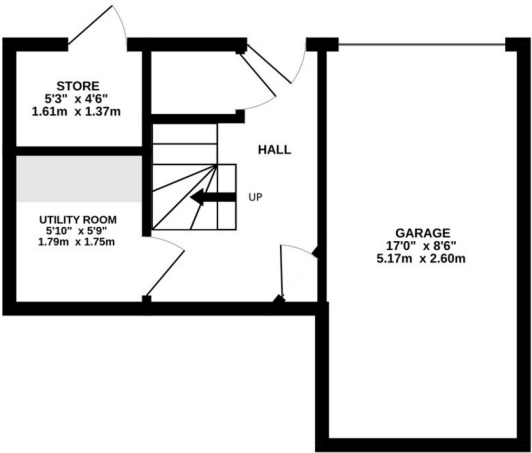
Chyvelah Vale is situated around 2 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than a mile away which has a Co-op, Victoria Inn, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep and green spaces with a playing field located close-by which connects to Halbullock Moor Nature Reserve and continues out into the countryside beyond.

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.

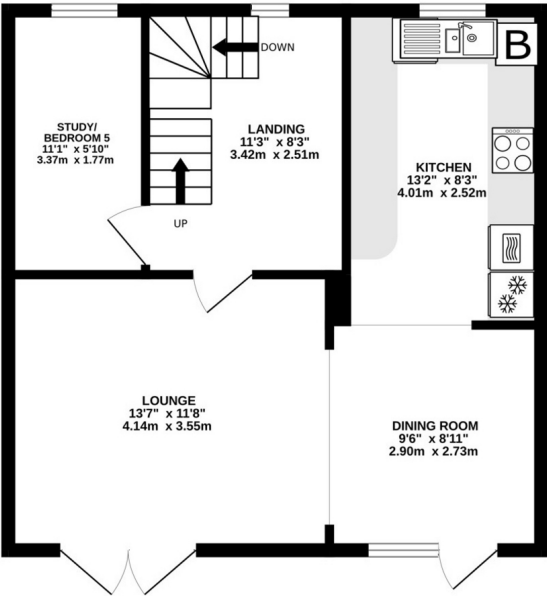


Floorplan

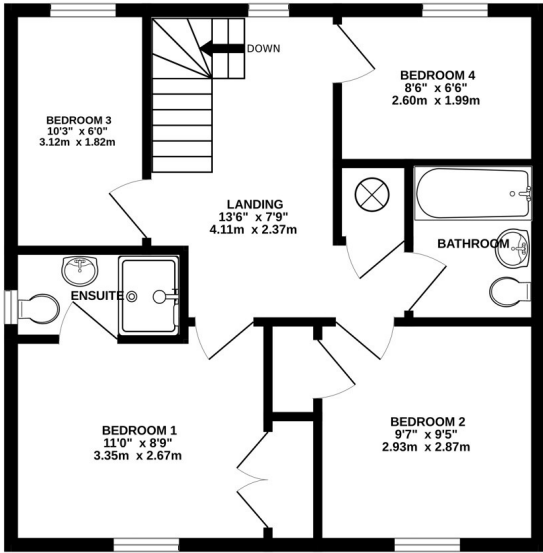
GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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: D

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

Mobile Signal: Best networks Vodafone & O2 – (good outdoor & variable indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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.

