



54 Tresawls Road, Truro, TR1 3LE
Offers in excess of £300,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached 1930's house
- Convenient location for hospital & schools
- Spacious well presented accommodation
- Three bedrooms, bathroom
- Living room, kitchen/diner, conservatory, utility & WC
- South facing enclosed rear garden
- Outside store & parking for up to 3 cars
- Video tour available



A spacious and well presented semi-detached house conveniently located for the hospital, college and schools. Three bedroom accommodation complete with South facing rear garden, outside store and parking for up to three vehicles.



The Property

This is a fine example of one of these spacious 1930's semi-detached houses on Tresawls Road in Western Truro offering great convenience for the hospital, college and schools.

The accommodation in total measures 1,165 sq ft and is very well presented, has great proportions and character features throughout including high skirting, picture rails and tiled fireplaces. Entering the property you are met with a spacious hallway with plenty of room for coat and shoe storage as well as a recess under the stairs. The first door provides access to an inviting lounge with large bay window to front aspect and fireplace. To the rear of the house is an open plan kitchen/diner with fully fitted units and appliances leading to a modern conservatory overlooking the garden. Accessed from this room there is also an incredibly useful utility room and downstairs WC. On the first floor a good-sized landing provides access to three bedrooms (two large doubles and a good single) as well as the fully fitted modern family bathroom.

Outside there is an enclosed South facing rear garden laid with lawn, planted beds and two paved/gravelled seating areas. Next to this area there is a large outside store and to the front of the property is driveway parking for up to three vehicles.

Furthermore, the property has had a mundic test conducted by Dowling Dodd Surveyors in 2011 confirming an assignment of 'A' meaning all clear and fully mortgageable.

This is a comfortable family home with a lovely feel in a very convenient location, highly recommended for viewing.





The Location

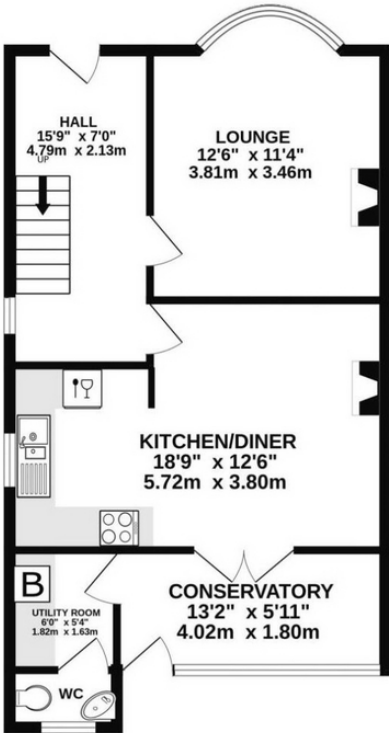
Tresawls Road is situated around 1.5 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, 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 a little less. 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 with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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.

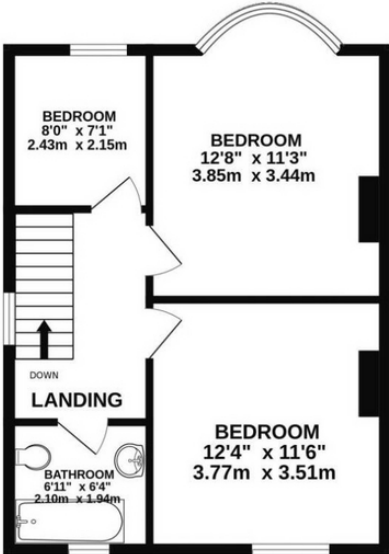


Floorplan

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1165 sq.ft. (108.3 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: C

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

Mobile Signal: Best networks EE/O2/Vodafone – (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		81
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

