



9 Yew Tree Court, Truro, TR1 1AF
£215,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Two storey terraced house
- Stunning Grade II listed development
- 1 mile from the city centre
- Two bedrooms, master en-suite, bathroom
- Private garden
- Plenty of allocated and visitor parking
- Beautiful communal grounds
- Video tour available



*A lovely terraced house located in this stunning Grade II listed development in central Truro.
Beautifully presented two bedroom, master en-suite accommodation
with private garden and plenty of parking.*



The Property

A wonderful opportunity to live in blissful surroundings within this historically important Grade II listed development in central Truro. A two-storey terraced house overlooking the stunning communal grounds and with a private garden and parking.

The accommodation in total offers 645 sq ft of high ceilinged, well-proportioned and interesting spaces all of which are presented beautifully and full of character. On the ground floor is a fully fitted kitchen with integrated appliances, modern worktop and stylish tiling flooded with natural light from the window to front aspect. A door provides access to the cosy living/dining room with windows to front and rear, modern flooring and a welcoming feel. An inner hallway provides good storage options and space for coat and shoe hanging as well as a door leading outside to the communal grounds and a place to sit and enjoying the evening sunshine.

A turning staircase leads to the first floor where a landing provides access to all areas and the loft space above. The master bedroom is a spacious double with large window and enjoys a recently fitted modern shower room en-suite. The second bedroom is a small double or large single with integrated storage and there is a family bathroom across the hallway.

There is a privately owned garden to the front laid to lawn and planted beds enclosed by hedging and a great deal of privacy. This area has an Easterly aspect so enjoys the sun for the entirety of the morning – perfect for that coffee to start the day! Parking is readily available by way of a private allocated space directly in front of the house as well as extensive visitor parking bays which are located close-by.

This is a wonderful opportunity to live in this spectacular location within a gorgeous home and I highly recommend an internal viewing.





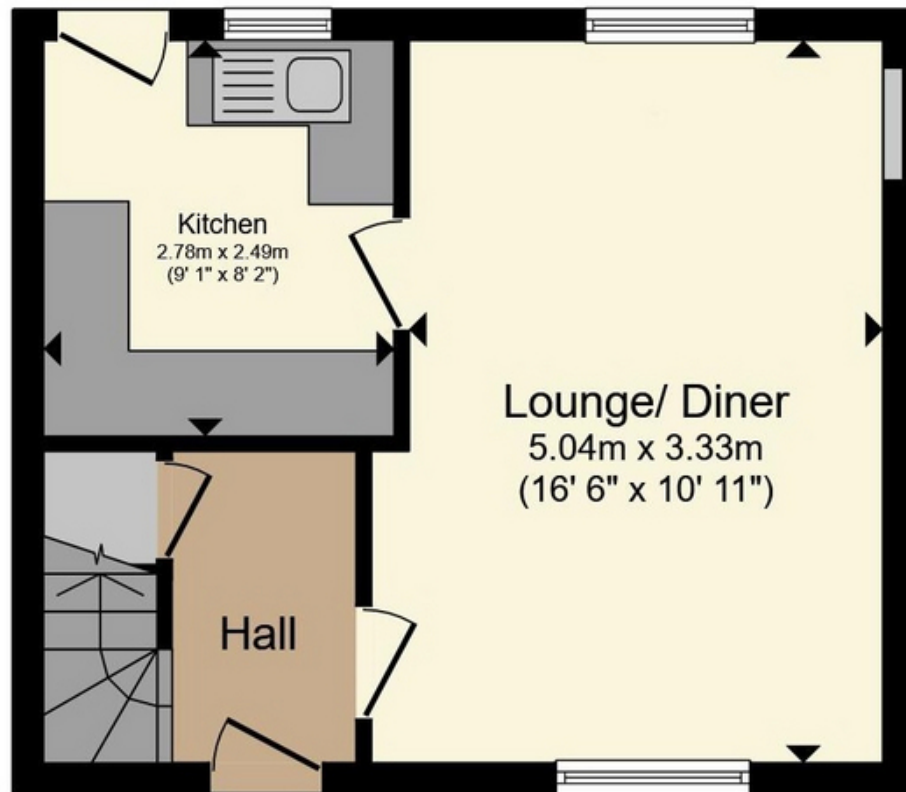
The Location

Yew Tree Court really does offer the best of several worlds. This is peaceful living with bird song in gorgeous surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. Located on the North/East side of the city 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.

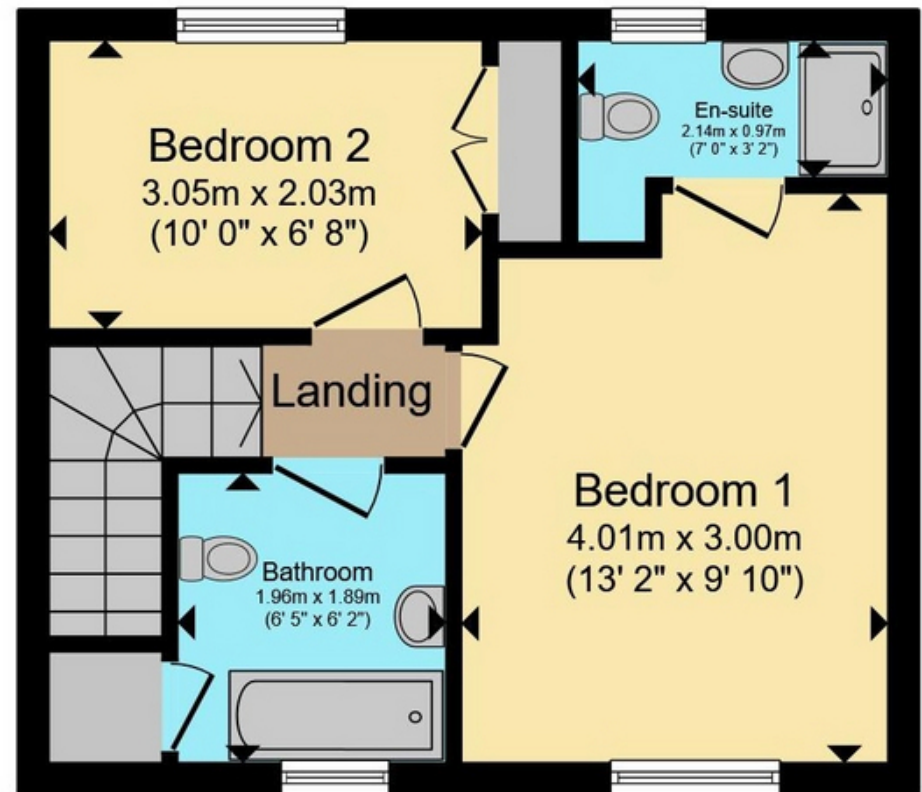
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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



Ground Floor



First Floor

Property Information

Tenure: Leasehold

Leasehold Terms: 999 year lease from 1999. £150 per year ground rent. £2,000 per year service charge including upkeep of communal grounds, lighting, maintenance and insurances. Belmont Property Management.

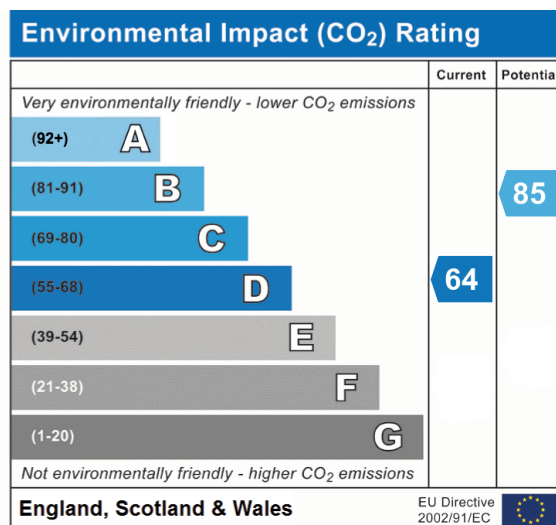
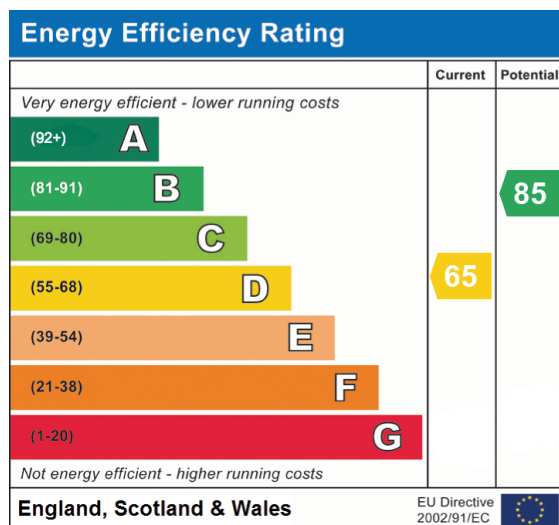
Council Authority: Cornwall

Council Tax Band: D

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

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

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.

