



45 Richards Crescent, Truro, TR1 3RA
£230,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached house
- Convenient location close to hospital
- Two double bedrooms, bathroom
- Kitchen, living/dining room, utility room
- Well presented throughout
- Corner plot, large level garden
- Parking readily available on street
- Video tour available



*A two bedroom semi-detached house tucked in a quiet corner of this convenient location.
Generous accommodation well presented and with a surprisingly large garden.*



The Property

A 1950's semi-detached house tucked in a quiet corner of this convenient location in Western Truro.

The accommodation on the ground floor comprises an entrance hall, fully fitted kitchen with integrated appliances and storage options, generous living/dining room with a large window overlooking the garden and a separate utility/boot room. On the first floor a landing with space for a dryer provides access to two great sized double bedrooms and a family bathroom. There is the treat of cathedral spire views on this level to the front aspect.

Outside there is a garden benefitting from the corner plot position offering a surprisingly large and level family friendly space. This area faces South and West so enjoys day round and evening sunshine. It is also enclosed by high fencing, laid with lawn and planted beds with a good sized shed providing outside storage.

All in all this house would suit a variance of buyers but feels particularly appealing as a great first home, especially for those needing good outside space and the convenience of being close to schools and the hospital.

The Location

Richards Crescent is situated around 1 mile from the city centre in the Hightown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local Premier Express convenience store and Fish and Chip shop. 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 10/15 minute walk. There are excellent transport links here with bus stops on Malabar 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 the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children.

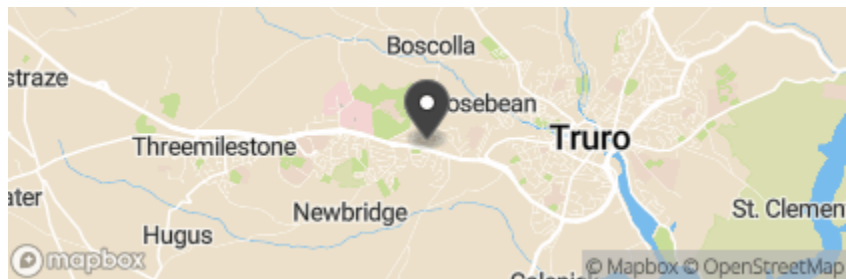
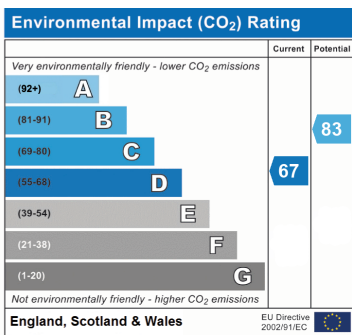
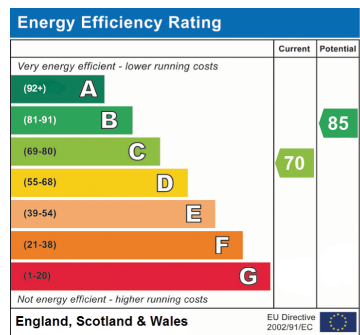
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned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



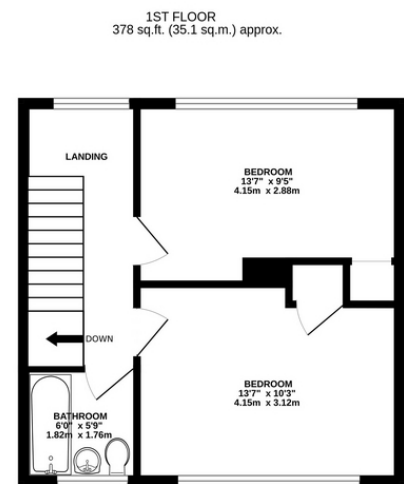
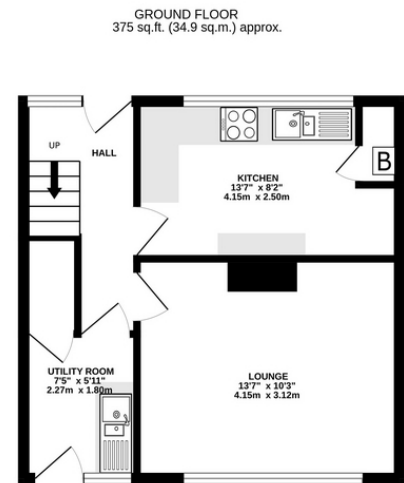


Property Information

Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Best networks EE & Vodafone – (good outdoor & variable indoor).
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



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.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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