



23 Pensilva Road, Truro, TR1 1RT
£240,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Semi-detached house
- Good residential location
- Three bedrooms, family bathroom
- Two reception rooms, large kitchen
- Large garden with outbuilding
- Unrestricted on-street parking
- No onward chain
- Video tour available



A spacious three bedroom semi-detached property with particularly large corner plot garden. A great family home, first time purchase or investment in a good location.

Available with no onward chain.



The Property

A spacious semi-detached house tucked away in a peaceful corner of this convenient residential position. Benefitting from a corner plot affording a particularly large sunny garden with an outbuilding.

The accommodation measures just over 1,000 sq ft in total with great proportions throughout. The ground floor comprises an entrance hall with under stairs storage space, a spacious living room and a dining room with doors opening to the rear garden. The spacious kitchen is fully fitted with modern units, breakfast bar and integrated appliances again with a door opening to the outside. Upstairs there are three bedrooms (two doubles and a good sized single) as well as a family bathroom.

The outside of the property is a real rarity thanks to its corner plot position. This affords the property a large sun facing garden with great sized lawn area, planted beds and a more sheltered decked terrace with fish pond. There is also an outbuilding with power, light and plumbing that offers great potential. Parking is available unrestricted on the street nearby.

This would make a great first time purchase or affordable family home and is available with no onward chain.

The Location

Pensilva Road is located on the North/East side of the city and is a quiet residential location benefiting from being a cul-de-sac with no passing traffic. You can drive in to Truro city centre in around 5 minutes and a walk is less than a mile and around 20 minutes. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket, a local convenience store and a great nearby fish & chip shop. You are very quickly out into the countryside here, there are lovely walks nearby and to 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. Heading out of town North you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby.

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: A

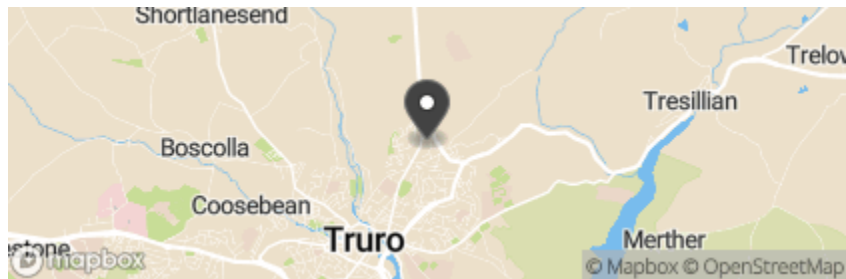
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: All networks – (good indoor & outdoor)

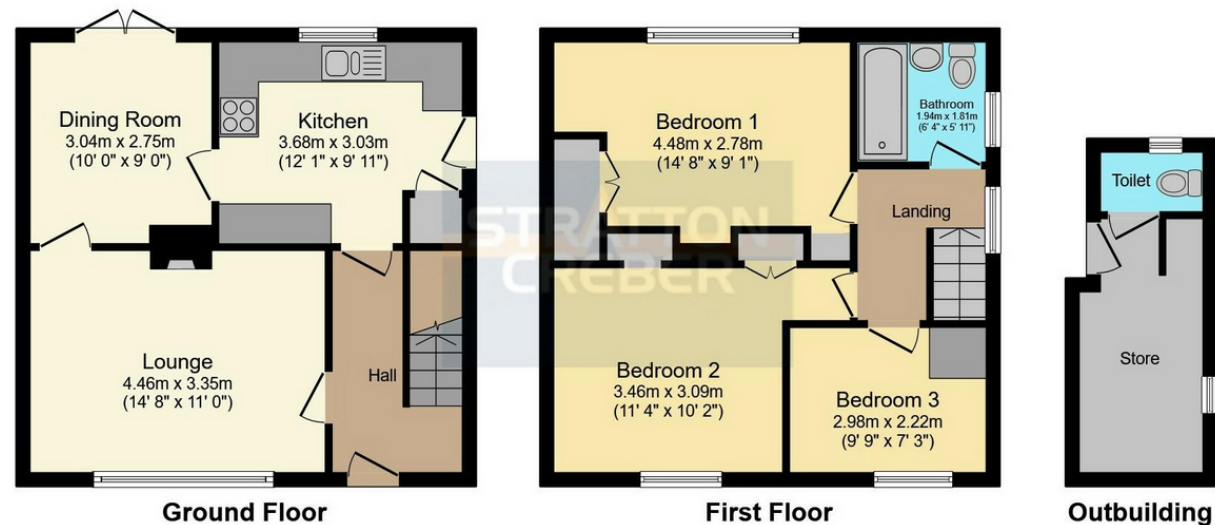
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	80
A		
(81-91)		
B		
(69-80)		
C		
(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		

Environmental Impact (CO ₂) Rating				
	Current	Potential		
Very environmentally friendly - lower CO ₂ emissions				
(92+)	62	75		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(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.



Total floor area 93.1 m² (1,002 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com