



40 Penwethers Crescent, Truro, TR1 3GH  
£265,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Modern 840 sq ft terraced house
- Favoured estate 1.5 miles from city centre
- 2 bedrooms, bathroom
- Kitchen/diner plus large living room
- Well presented throughout
- South facing rear garden
- Off street parking for one car
- Video tour available





*A great sized modern terraced house in a quiet residential location in Truro. Well presented 2 double bedroom accommodation complete with off street parking and South facing garden.*



# The Property

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Built in 2016 this two bedroom terraced house offers a 'ready to move in' opportunity for those seeking a great home in a favoured location. Well-presented accommodation that has particularly generous proportions throughout to provide 840 sq ft of comfortable accommodation.

On the ground floor an entrance hallway provides a very practical and welcoming entrance to the property with a useful large WC and under stairs storage. To the left there is a fully fitted kitchen with integrated appliances, window to front aspect and space for a small dining table. Continuing to the rear there is a great sized living room running the full width of the property with a glazed door providing seamless access to the rear garden. On the first floor there are two good sized double bedrooms with a separate fully fitted family bathroom located in the middle.

To the rear is an enclosed low maintenance garden enjoying day round sunshine thanks to its South facing orientation with an incredibly useful rear access gate. To the front there is off street parking for one vehicle and plenty of unrestricted on-street parking in front.

For those looking for a good sized low maintenance home then look no further.



# The Location

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Pen An Dre is situated around 1.5 miles from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. 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 25 minute walk. There are excellent transport links here with bus stops on Tresawls 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 Newbridge Lane Park and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. The estate also has its own play area located less than 200 yards from the property.

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

Estate Charge: Annual payment – latest £164.76 for upkeep, lighting and insurances of communal areas.

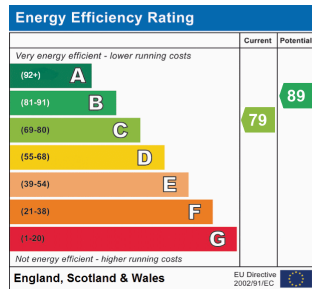
Council Authority: Cornwall

Council Tax Band: B

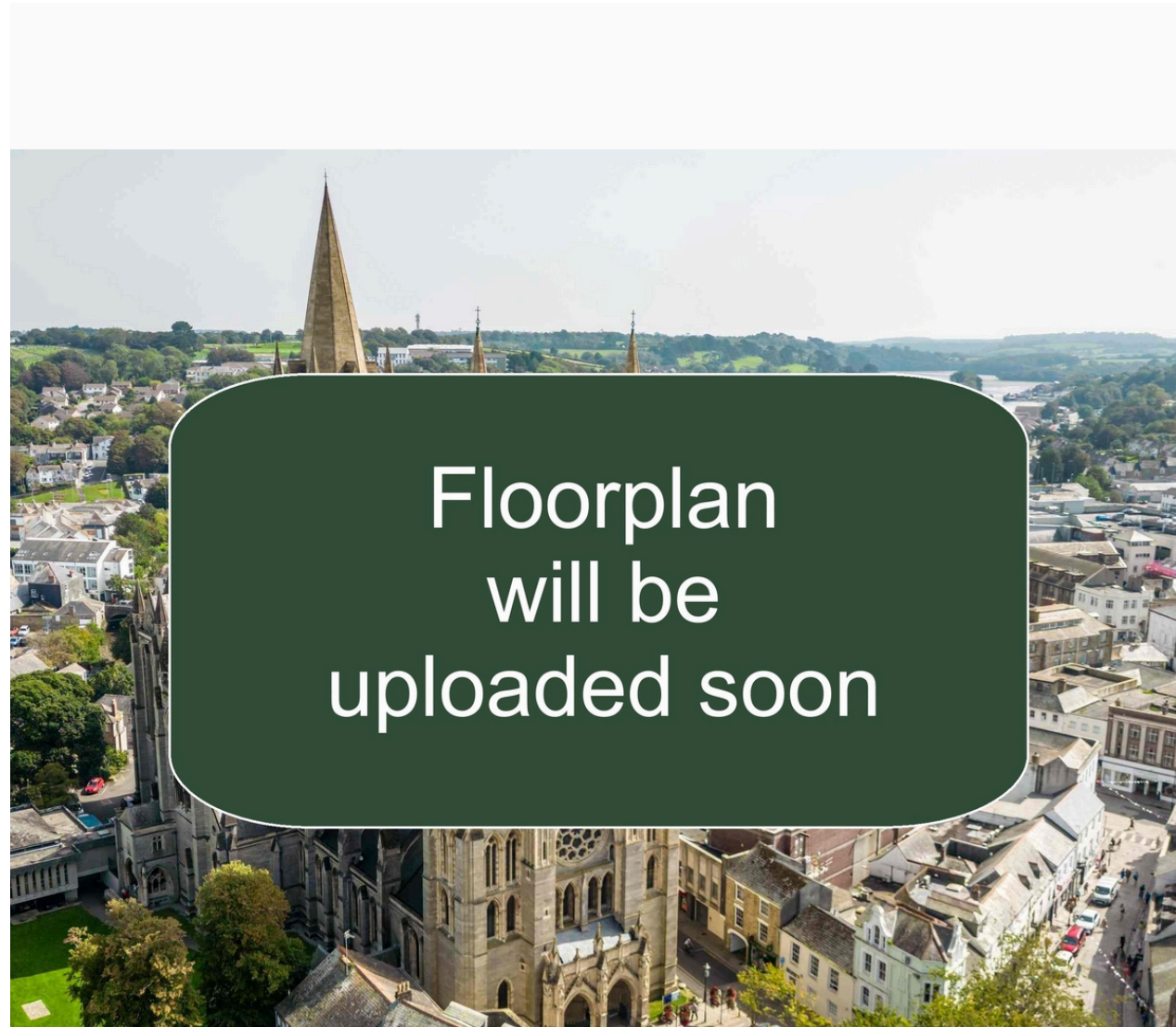
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network Vodafone (good outdoor and 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.



Floorplan  
will be  
uploaded soon