



9 Redannick Crescent, Truro

£425,000



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£425,000

A greatly cared for, improved and extended FOUR bedroom family home with beautifully landscaped gardens, garage and parking. Highly sought after residential area of the city.

# Property Description

## Why You'll Like It

In a residential area in an established and well thought of part of the city, this four bedroom house has well proportioned living space and a super loft conversion has added a fourth bedroom. Steps from the pavement lead through a professionally landscaped and planted front garden. Once inside, a broad hallway provides a welcoming introduction with timber effect flooring and features consistent with the period of the property. The living room is a fantastic space to relax in with neutral decor and a bay window. A separate dining room has French doors to the garden. The kitchen is fitted with contemporary cabinets and has integrated appliances. A guest cloakroom and a lobby complete the ground floor space. The first floor is home to three good sized bedrooms and a bathroom with a white suite and a shower over the bath. An attractive staircase leads on to the second floor where the loft has been converted to provide a spacious fourth bedroom. The rear garden is an absolutely delightful oasis, being large for a city home and carefully landscaped and cared for with a lawned area, patio, attractive walling and fencing and a sun deck. There is a single garage and a parking area.

## Where It Is

The Redannick area of the city is extremely popular due to its convenient location and proximity to Bosvigo School. The city centre is a short stroll away where you will find independent and national retailers, theatre, cinema, cafes, bars, restaurants and much more. The twice weekly Farmers Market has an array of stalls selling local produce and crafts. A main line train station links the city with London Paddington and the North and bus links are good with many services linking nearby towns.

## Services and Tenure

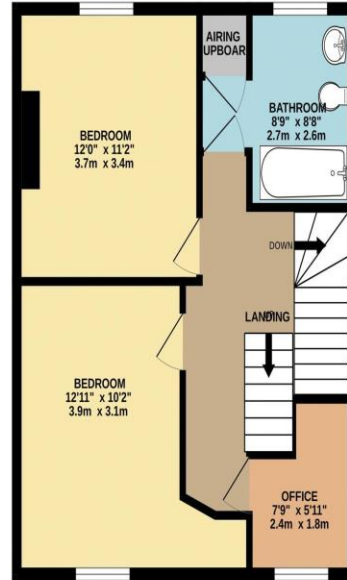
Freehold. Council Tax C Mains electric, water, drains and gas. Fibre broadband.



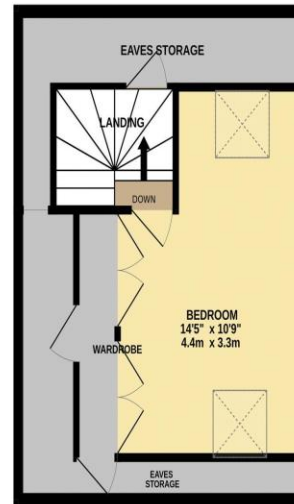
GROUND FLOOR  
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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