

6 Tressa Down Lane
Truro, TR1 1AR







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This modern three bedroom townhouse offers ample living accommodation on the fringes of Truro, with convenient access to shops, restaurants, schools, and the A30. Upon entering the hallway, you'll find a practical storage area that the current owners have cleverly transformed into a workstation, perfect for anyone needing a quiet area to work. There is also easy access to the garage, providing additional storage options.



On the first floor, the heart of the home is the kitchen/diner, ideal for meal times and social events. The kitchen boasts plenty of storage and worktop space, while the dining area comfortably accommodates a decent sized table. The spacious living room is bathed in natural light from the window and patio doors, creating an inviting atmosphere for everyday living. The tiered garden is easily accessible, making indoor/outdoor living a breeze.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The master bedroom is enhanced by an en-suite, making mornings less stressful. With off-road parking for two vehicles, this townhouse is a highly desirable property so close to the city centre.



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GUIDE PRICE £340,000

Location

Located on the fringes of the city centre of Truro, you will find this highly sought after area. Truro itself is a beautiful city with an excellent range of shops, restaurants, bars and cafes as well as the Hall for Cornwall theatre. The Cathedral is right in the heart and is a truly stunning. The cobbled streets line the city, some of which have now been pedestrianised. As well as car parks, there is also a park and ride making it even easier to get in. On the outskirts of the city, there are many departments stores, popular supermarkets including Waitrose and the riverside village of Malpas is also not far away - home to the Heron Inn. The Royal Cornwall Hospital is a short drive away and has an A & E department. This property is brilliantly placed for the hospital, all Truro schools and good access to the A30.

Accommodation

GROUND FLOOR

Entrance Hallway
Cloak Room
Storage

Stairs to First Floor Landing

FIRST FLOOR

Living Room

Kitchen/Diner

Stairs to Second Floor Landing

SECOND FLOOR

Bedroom One with Ensuite

Bedroom Two

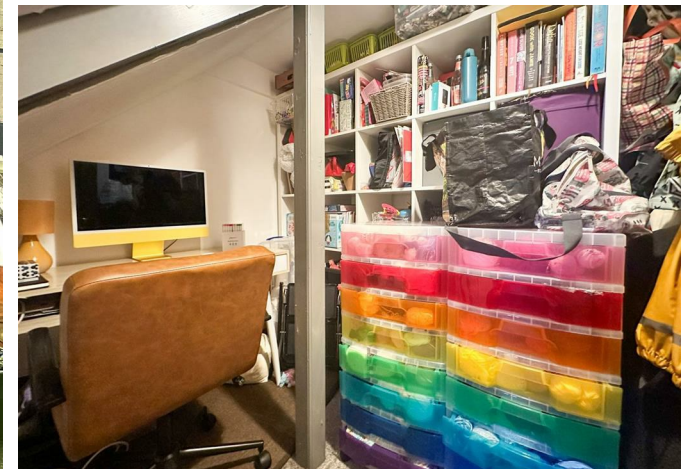
Bedroom Three

Family Bathroom

Garden

This enclosed tiered garden, divided into three distinct sections, is brimming with potential and ready to be transformed. At the bottom, a patio area provides an ideal spot for outdoor seating, perfect for relaxing or entertaining. Steps lead up to the next section, an area of lawn split by the steps, which is perfect for potted plants or additional storage. The top tier is primarily laid to lawn, offering an ideal space for garden activities and enjoying the sun.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

Parking

Driveway parking for two vehicles

Garage

Providing a good amount of storage with electricity and up and over door.

Council Tax Band-D**Services**

Mains water, drainage, electricity. Gas central heating.

Broadband and Mobile Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

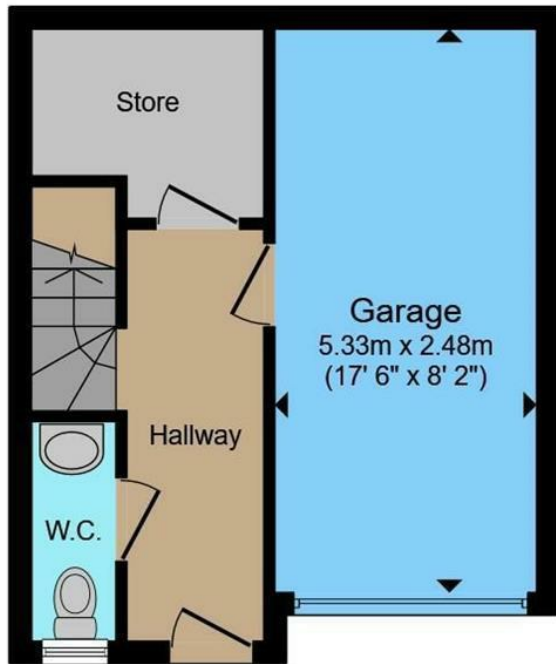
Anti Money Laundering Regulations - Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

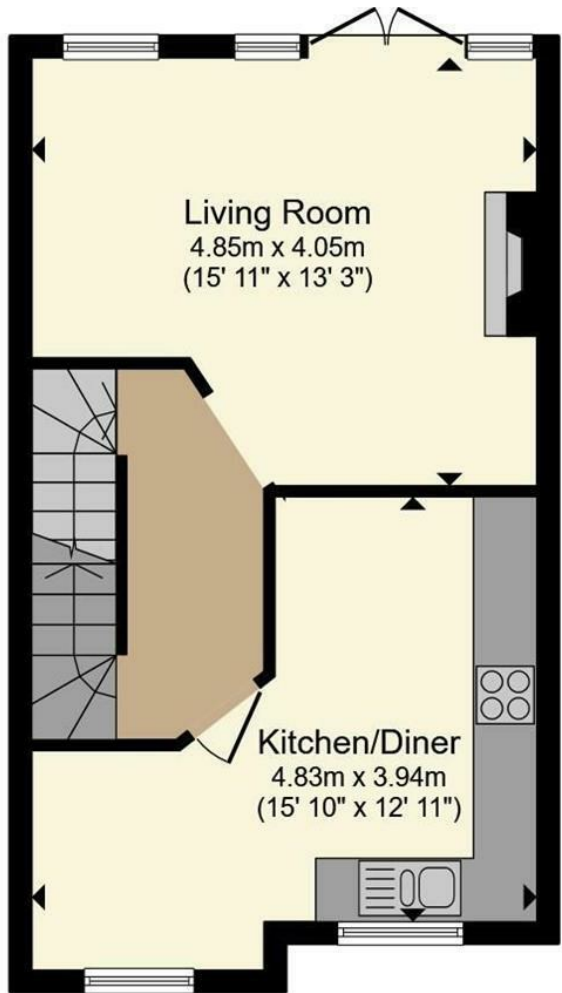
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

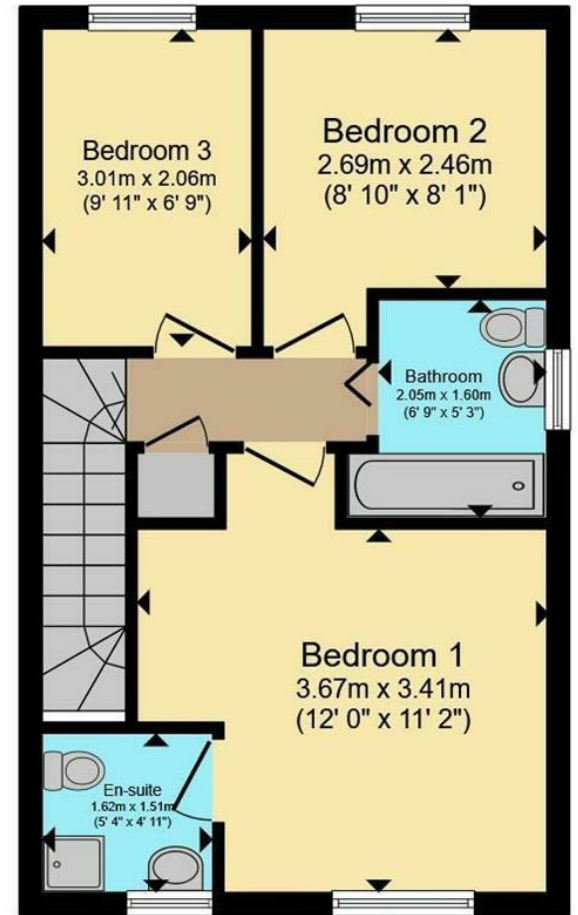




Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

