



65 Rosedale Road, Truro, TR1 3SA
£230,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modernised terraced house
- Quiet residential location minutes from Truro city centre
- Two double bedrooms, bathroom
- Open plan kitchen/diner, living room, front porch
- 70 ft long enclosed rear garden
- Well presented and updated throughout
- Parking readily available on street
- Video tour available



A very well presented and recently updated terraced house in the popular area of Kenwyn in central Truro. Two double bedroom accommodation with great living spaces and a 70ft long sunny rear garden.



The Property

A circa 1970's built, very well presented and updated terraced house situated in a convenient location in the popular area of Kenwyn in Truro.

The accommodation on the ground floor comprises an entrance porch, a generous living room with feature fireplace. A fully fitted farmhouse style kitchen with integrated appliances and dining area both with windows overlooking the garden. On the first floor the landing provides access to two great sized double bedrooms with integrated storage and a family bathroom.

To the front is a good size courtyard with planted beds and to the rear the property boasts a 70ft long garden housing a large area of near level lawn, large patio seating area and a timber shed.

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 the city centre.



The Location

65 Rosedale is situated in an extremely convenient part of Truro, near the end of a no through road just off Pydar Street, which is connected to Kenwyn Hill. Kenwyn is one of Truro's most sought-after locations thanks to its leafy green and peaceful surroundings whilst being ultra convenient for the city centre which is a 10 minute walk away. Located on the North/West side of the city this position is particularly convenient for Richard Lander Secondary School, St Mary's, Archbishop Benson and Bosvigo primary schools, Sainsburys supermarket and a local SPAR convenience store. You are very quickly out into the countryside here; there are lovely walks nearby heading West into Coosebean through unspoilt countryside and the nearby Idless Woods provides fantastic streamside walking. Driving out of town North/West 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

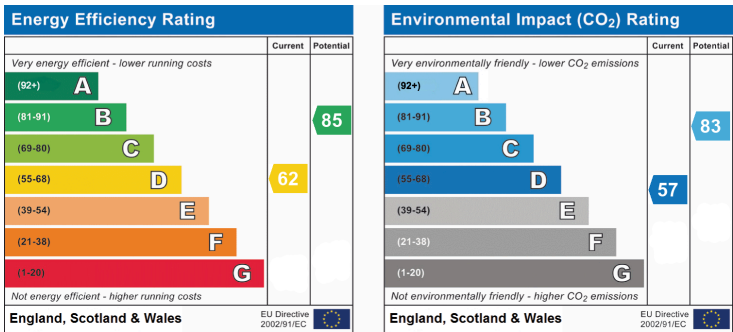
Council Authority: Cornwall

Council Tax Band: B

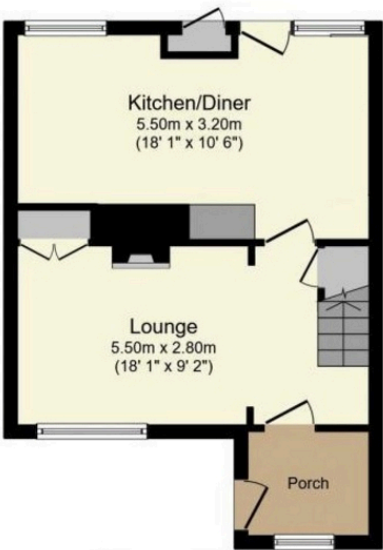
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks Three & Vodafone – (good outdoor & variable indoor)

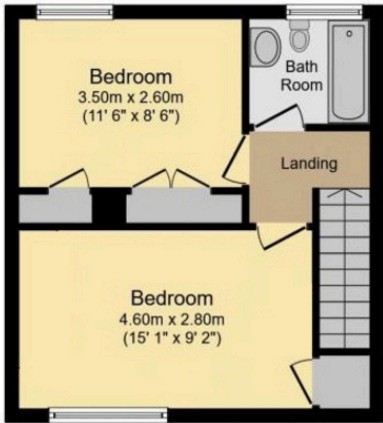
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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.



Ground Floor
Floor area 37.0 sq. m. (398 sq. ft.) approx



First Floor
Floor area 34.0 sq. m. (366 sq. ft.) approx

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.