

19 Redannick Crescent, Truro, TR1 2DQ

Offers in excess of £350,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Semi-detached 1930’s house
- Central residential location
- Views overlooking the city to the cathedral
- Four bedrooms, family bathroom, downstairs WC
- Three reception rooms, separate kitchen
- Enclosed rear garden
- On street residents parking
- Video tour available







A spacious semi-detached house in a central part of Truro with views overlooking the city. Extended four-bedroom accommodation stylishly presented complete with sunny rear garden and on street residents parking.



The Property

This 1930's semi-detached house is in a great part of Truro, central and convenient yet a peaceful residential spot close to schools and green spaces. A substantial rear extension has resulted in a spacious near 1,300 sq ft home which retains a wealth of character and is stylishly presented throughout. The current owners have also improved several area of the property recently including modern central heating and electrics.

Entering the home a great sized hallway with window to side aspect provides coat and shoe storage with a useful WC at the end which also has space and plumbing for utility appliances. A door opens to the wonderful living room with wide bay window to front aspect and lovely fireplace housing a gas fire. Wood flooring continues through the archway to the dining room which has ample space for a large table and chairs as well as glazed double doors opening to the rear garden. Multi-pane double doors then open to a third reception area which is currently utilised as a playroom but could also be a second sitting area or office space. There is a part glazed door to the side and a doorway provides access to the kitchen. This room has a range of base level units with worktop, shelving and integrated storage and appliances. There are windows to side and rear aspects overlooking the garden and a large one and a half basin with drainer. There is great scope here to open the kitchen and third reception room to achieve what would be a fantastic open plan space, subject to the necessary consents.

Stairs rise from the entrance hall to the first floor landing which has a large picture window to side aspect and provides access to the sleeping accommodation. The main bedroom is a large double with wood laminate flooring, fitted wardrobes to the entirety of one wall and enjoys a splendid view overlooking the city and cathedral. The same view can be seen from the neighbouring fourth bedroom, a good sized single. The second and third bedrooms are both good sized doubles with windows to rear aspect and the recently fitted family bathroom has a three piece suite with WC, stylish basin sat on a low level wooden storage unit and bath with shower over and gorgeous teal tiling.

The rear garden is accessed from the second or third reception room with two areas of patio seating areas and a small area of lawn. There is a great deal of privacy with stone walls, high fencing and established planting and trees providing a lovely green backdrop. There is useful side access to the front with a lean-to storage area leading to the front garden with steps leading down to street level.





Furthermore, the property is in a TZ11 residents parking zone allowing each property access to permits to allow for readily available on street parking for personal use and visitors – ask for details on pricing.

The property has a mundic test dated in 2022 from Cornwall Mining Consultants confirming an assignment of ‘A2’ meaning it is considered suitable for mortgageable purposes.

This is a super family home with great character and appeal in a lovely part of Truro, a viewing to appreciate comes highly recommended.



















The Location

Redannick Crescent is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere with great thanks to the position overlooking a playing field and allotments. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Redannick Playground being literally over the road whilst the Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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.









Floorplan



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.

Property Information

Tenure: Freehold

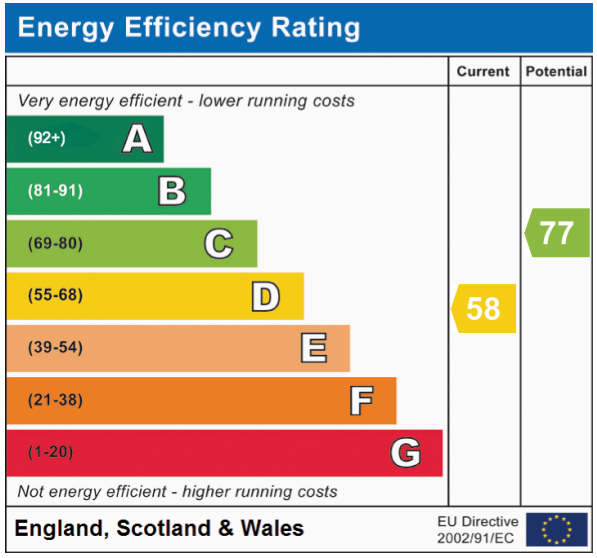
Council Authority: Cornwall

Council Tax Band: C

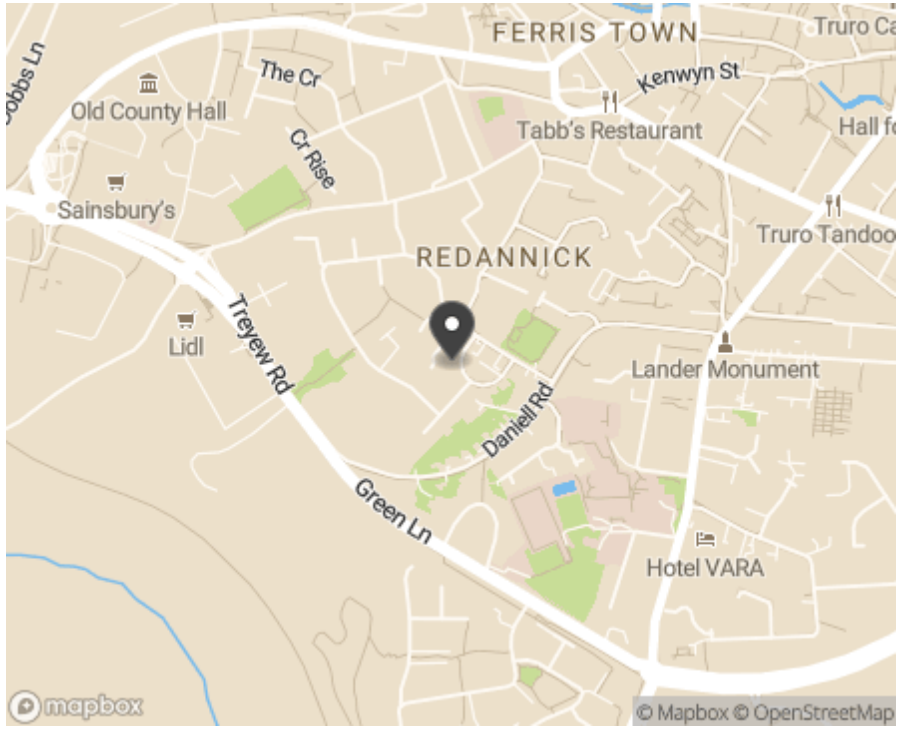
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best network EE – (good indoor & outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.







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.

01872 306746
info@jamescaneproperty.co.uk
www.jamescaneproperty.co.uk

JAMES CANE
THE TRURO ESTATE AGENT