



66 Rosedale Road, Truro, TR1 3SA
£210,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Well presented terraced house
- Quiet residential location minutes from Truro city centre
- Two double bedrooms, shower room
- Living room, dining room, separate kitchen
- 70 ft long enclosed rear garden
- Parking readily available on street
- No onward chain
- Video tour available



The Property

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

The accommodation on the ground floor comprises a useful entrance porch which opens to an inner hallway with under stairs recess. A sliding door provides access to the living room with fireplace and large window to front aspect. To the rear there is a fully fitted kitchen with space for appliances and door opening to the rear garden. Through an archway there is a separate dining room with window to rear aspect.

On the first floor the landing provides access to two great sized double bedrooms with the master being a particularly large size and both with integrated storage as well as a fully fitted modern shower room.

The property is well presented throughout with the benefit of double glazing, newly fitted gas central heating, new carpets and decoration all the way through.

To the front is a good size courtyard with artificial lawn and to the rear the property boasts a 70ft long garden housing an area of near level lawn, planted beds, large patio seating area and a greenhouse. Parking for the property is unrestricted and readily available on the road in front.

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. Available with no onward chain and highly recommended.





The Location

66 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.

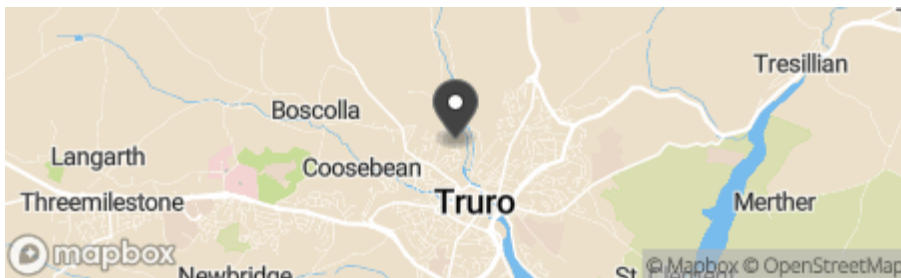
Mobile Signal: Best network EE (good outdoor & indoor)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floorplan
will be
uploaded soon



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.

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