



20 Treverbyn Road, Truro, TR1 1RG
£120,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- CASH BUYERS ONLY – Cornish Unit Construction
- Ground floor flat
- 2 double bedrooms, bathroom
- Large living room, kitchen/diner
- Private West facing rear garden plus outbuilding
- Great investment purchase
- No onward chain
- Video tour available



Available for CASH BUYERS ONLY - A spacious, 2 double bedroom ground floor apartment in good condition but with the potential to add value plus a good size west facing terraced and lawn garden - available for sale with no onward chain.



The Property

Available for sale for the first time in 13 years and available to cash buyers only due to its 'Cornish Unit' construction - A fantastic opportunity to acquire a recently re decorated and re insulated ground floor 2 double bedroom apartment situated in a convenient and popular residential location.

The accommodation comprises of a good size entrance hall which in turns connects to all the properties rooms.

On the left, a good size sitting room with plenty of space for a dining table - naturally lit thanks to its three windows which overlook the cul de sacs green space. To the right, two good size double bedrooms and a family shower room.

To the rear of the property a well appointed kitchen which is in need of some modernisation but has recently had a new boiler and consumer unit fitted.

From here a door leads out to the rear west facing garden. This is a lovely space which benefits from a small outbuilding, an area of patio and raised lawn, bordered by an array of shrubs, plants and trees with a lovely outlook over the neighbouring allotments.

In short, this property would make a fantastic home or be a great investment for any buyer with its low maintenance living, convenient location and opportunity to add value.





The Location

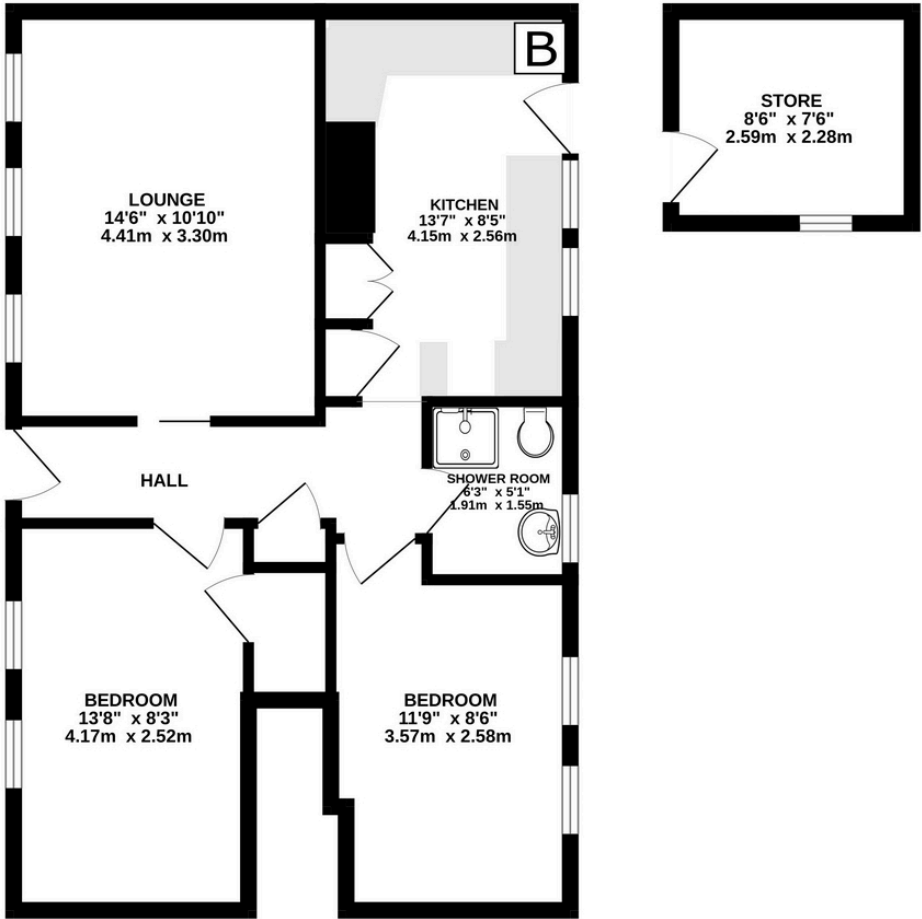
Treverbryn Road is located on the North/East side of the city and is a quiet residential location benefiting from being a cul-de-sac with no passing traffic. You can drive in to Truro city centre in around 5 minutes and a walk is less than a mile and around 20 minutes. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket, a local convenience store and a great nearby fish & chip shop. You are very quickly out into the countryside here, there are lovely walks nearby and to North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few. Heading out of town North 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.



Floorplan

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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Property Information

Tenure: Leasehold

Ground rent/Services charges: To be confirmed.

Council Authority: Cornwall Council

Council Tax Band: A

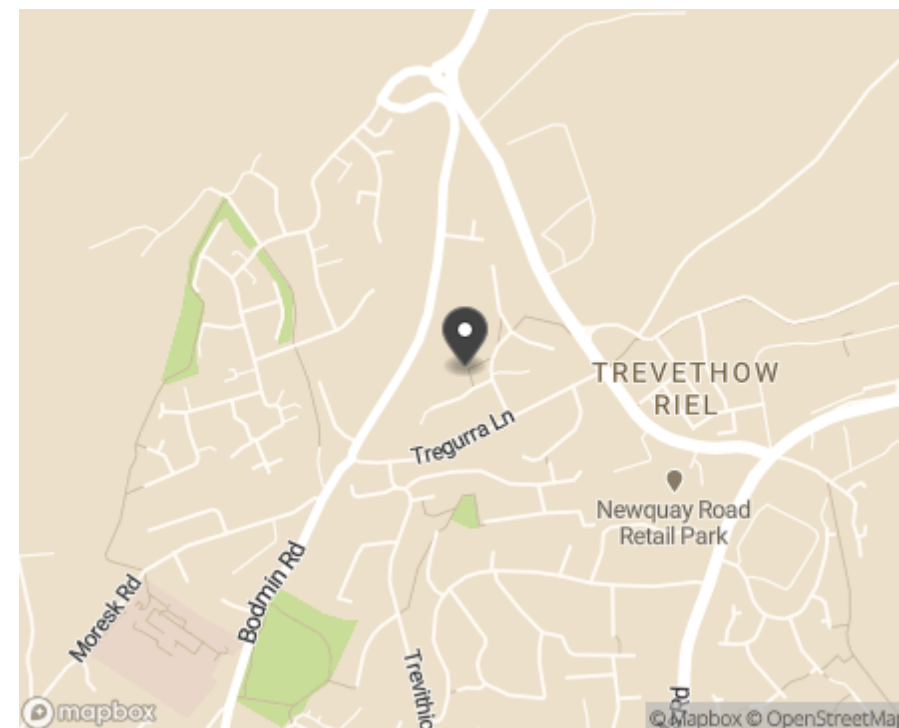
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: EE, O2 and Vodafone all good in door and outdoor.

Broadband: Ultrafast available. Max download - 1800Mbps. Max upload - 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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