



40 Tinney Drive, Truro, TR1 1AQ
£425,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- No onward chain
- Available for sale for the first time in 23 years
- 4 bedrooms, 2 en suites
- Upstairs WC, downstairs family bathroom
- Kitchen, living room with balcony, dining room, utility
- Driveway parking for 3/4 cars, garage
- Terraced garden, lawned garden and fantastic city views
- Video tour available



An immaculately presented, 4 bedroom, 2 en suite, 2 reception room family home situated in a popular residential location in Truro, benefitting from fantastic city and countryside views, parking for multiple vehicles and a garage - Available for sale with no onward chain and for the first time in 23 years.



The Property

Available for sale for the first time since it's been built and with the benefit of no onward chain is this truly lovely, beautifully presented family home, situated in a very popular city location. Tinney Drive is arguably one of Truro's most favoured spots and its easy to understand why with its nearby by walks, access into town and of course lovely views across the City. Our clients are the first owners of this property and have created a wonderful home over the years.

The accommodation comprises of a large entrance hall, which in turn connects to the upstairs WC, 2 bedrooms (one of which has an en suite shower room), kitchen, living room and dining room. Bedroom 2, which overlooks the driveway, is a great size double room with the benefit of an en suite shower room, whilst bedroom 3 is a smaller double and currently acts as an office space. The kitchen is presented beautifully and has an array of pine wood effect base and eye level units with space for a fridge/freezer to one side and plenty of undercounter space for a dishwasher.

The living room, which is semi open plan to the dining room, is a lovely and light space and benefits from a balcony, which has plenty of space for a table and chairs and shares the same fantastic countryside and city views as the dining room. The dining room currently houses a dining table and has the benefit of a large cupboard.



Downstairs, a hallway provides access to 2 large integral cupboards, 2 further bedrooms, a family bathroom and the utility. The principle bedroom, is the largest of the bedrooms and benefits from a stunning en suite shower room and lovely views over the garden and tree line beyond. Bedroom 4 is a good size single bedroom but has plenty of space for further furniture/wardrobes, plus views over the garden. The family bathroom is well appointed with a panelled bath with shower over, WC and pedestal wash hand basin. The utility is a useful space just off the the hall and has a doorway leading to the rear patio/garden.

To the front driveway parking for 3/4 vehicles and a garage. To the rear multiple areas of lovely sunny garden space. The raised area benefits from a small area of lawn and a patio area which captures plenty of sunshine. Steps from here then lead down to a surprisingly large area of lawn which is bordered by a beautiful treeline and high fencing for privacy.

In all, this home really has everything - it is easy to see why our clients have been here for so long - a viewing is whole heartedly recommended.







The Location

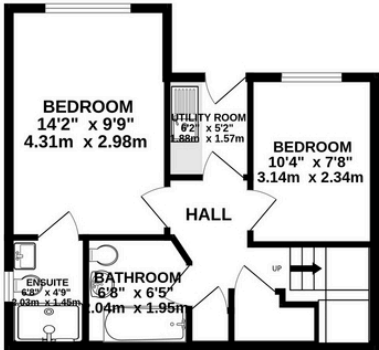
Tinney Drive is a very popular residential estate located on the North/East side of Truro. This is peaceful and practical living in lovely surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading 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. To the 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.

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.

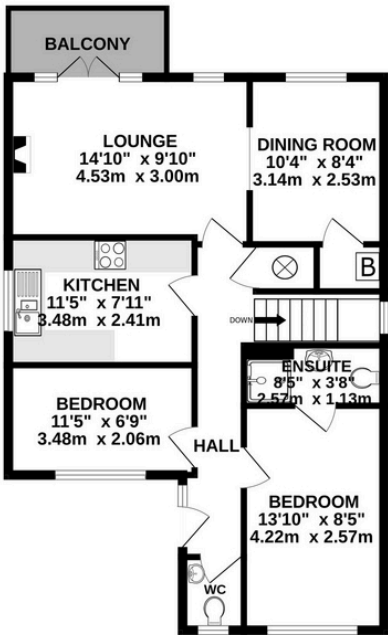


Floorplan

LOWER GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



GROUND FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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: Freehold

Council Authority: Cornwall Council

Council Tax Band: E

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

Mobile Signal Externally: 02 and Vodaphone best networks - good outdoor and in home.

Broadband: Ultrafast available. 1800Mbps max download. 220Mbps max upload.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(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.

