



The Courtyard, David Penhaligon Way, Truro

Truro

£360,000

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Situated within an attractive setting on David Penhaligon Way in Truro, this three-bedroom mid-terrace home has been tastefully updated by the current owners and is presented to the market, in our opinion, in immaculate order throughout.

The property offers well-balanced accommodation, ideal for a range of purchasers seeking a home ready for immediate occupation.

To the ground floor, there is a light and spacious open-plan living/dining area, creating a sociable and versatile space, with access through to the kitchen and conservatory beyond.

The conservatory provides an additional reception area overlooking the rear garden, and in turn leads to a useful ground floor WC, which also offers space for an under-counter appliance.

To the first floor, the property offers three bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. One of the bedrooms is currently utilised as a home office, although would comfortably serve as a single bedroom if required.

Externally, the rear garden is enclosed and designed for ease of maintenance, having been well finished by the current owners. Steps lead down to a further area of garden, offering additional outdoor space should a purchaser wish to utilise it.

The property also benefits from a garage, which can provide parking if required.

A fantastic opportunity to acquire a well-presented home within a convenient Truro location.

Location

Truro city centre is a short distance away with an abundance of local and national retail outlets, a vast array of cafes, restaurants and bars, cinema, The Hall For Cornwall theatre, Royal Cornwall Museum and the local health centre. Truro has great access to local and national transport links including a mainline railway to London and beyond.

Tenure: Freehold

Council Tax Band: D (Source: Council Tax Band Checker as of 26/03/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

We understand the property is found within a conservation area (Source: Vendor's PIQ)

Heating: We understand the property has electric heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).





Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: D – Certificate valid until 6th June 2033

Approximate What3Words Location: ///good.hurray.appeal

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

O2 – Good outdoor and indoor

Three – Good outdoor and indoor

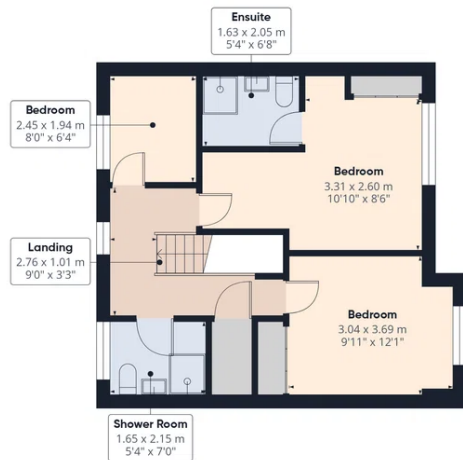
Vodafone – Good outdoor and indoor

For further material information, please refer to the relevant section(s) provided by this website.





Ground Floor



Floor 1



Approximate total area^m

105.3 m²
1136 ft²

Reduced headroom

1.6 m²
17 ft²

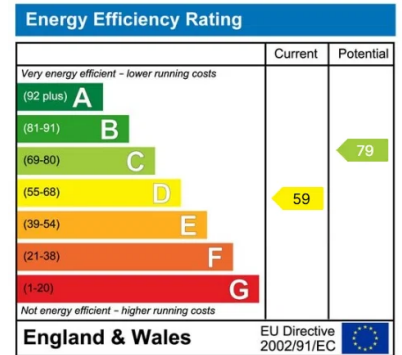
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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