



19 Townsend Street, Truro, TR1 3GL
£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Favoured estate 1.5 miles from city centre
- 4 bedrooms, master en-suite, family bathroom
- Kitchen/diner, large living room, WC
- Beautifully presented throughout
- Sizeable level rear garden with outbuilding
- Single garage & driveway parking
- Video tour available



A modern semi-detached house that was originally the 'show-home' now offering a fantastic and exciting purchase opportunity. Beautifully presented 4 bedroom accommodation complete with single garage, driveway, sizeable rear garden and an adaptable outbuilding.



The Property

Built in 2015 this four bedroom semi-detached house was originally the 'show home' for this phase of the development and it is easy to see why it was chosen. This is a first-class house offering a 'ready to move in' opportunity for those seeking a family home in a favoured location. Beautifully presented accommodation that has been meticulously maintained by the owners to provide close to 1,500 sq ft of well-proportioned accommodation.

On the ground floor a wide entrance hallway provides a warm welcome with the practicality of ample coat and shoe storage space, a small utility and a separate WC. Immediately to the left is a large fully fitted kitchen with stylish modern units and integrated appliances as well as plenty of space for a large dining table, thus creating the perfect hub of the home. To the rear of the ground floor there is a large living room running the full width of the house with glazed doors opening to the rear garden creating a lovely inside/outside feel. There is also a useful space off this room providing a great little study or hobby area. On the first floor a spacious landing with more integrated storage provides access to four bedrooms – three doubles and a good-sized single as well as a fully fitted modern family bathroom. The master bedroom is a generous double and benefits from a private en-suite shower room.

To the rear the lovely garden has been landscaped to provide a family friendly space on the level with plenty of lawn as well as a large decked seating area enjoying the sunshine. The rear enjoys a green outlook of tree line with a great deal of privacy - a real rarity for an estate property such as this. The current owners have erected a timber outbuilding to the rear which has power and light providing a really adaptable space perhaps for a work from home office or kids hang out room. To the side of the house is a single garage with power, light and pitched roof storage above. In front is a driveway providing parking for one vehicle with unrestricted parking on the street in front as well.

This is a fantastic family home with so much to offer and little to nothing to do on move in day, highly recommended without hesitation.





The Location

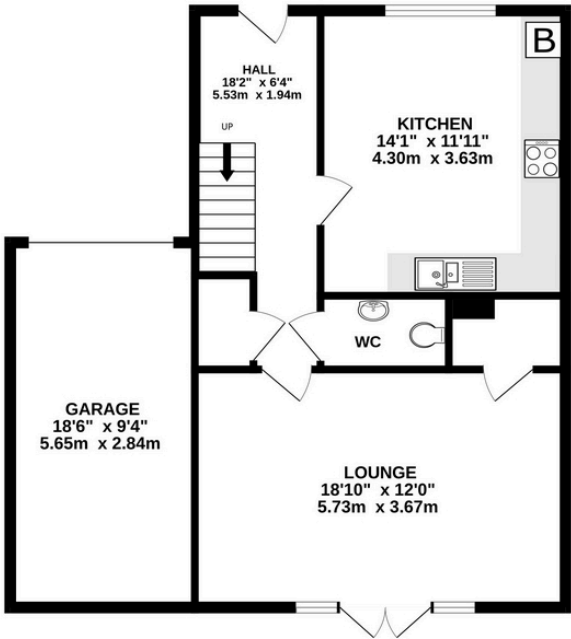
Pen An Dre is situated around 1.5 miles from the city centre in the Hightown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 25 minute walk. There are excellent transport links here with bus stops on Tresawls Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as Newbridge Lane Park and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. The estate also has its own play area located less than 200 yards from the property.

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.

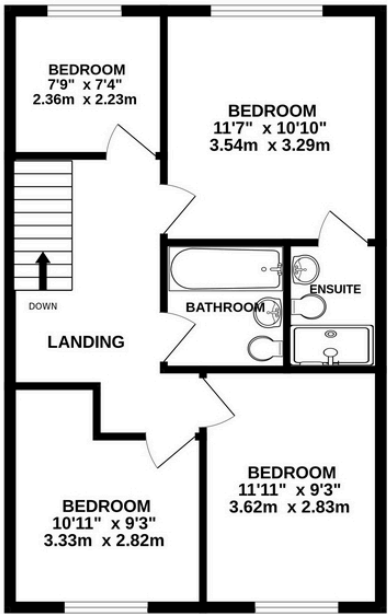


Floorplan

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.

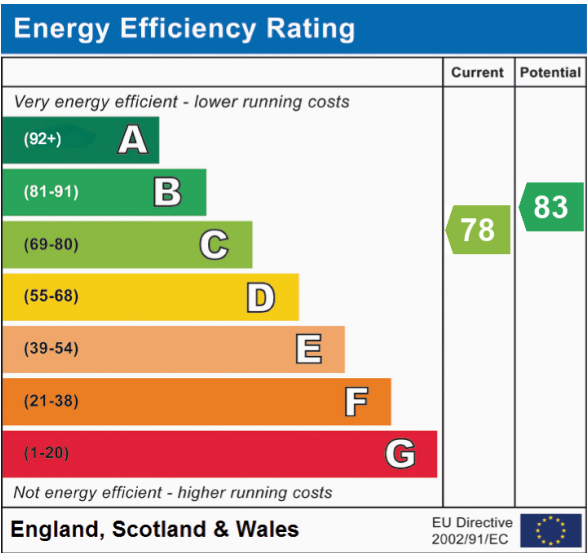


TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

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
Estate Charge: Annual payment – latest £164.76 for upkeep, lighting and insurances of communal areas.
Council Authority: Cornwall
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Best network Vodafone (good outdoor and indoor)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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.

