



FOR SALE  
JAMES CANE  
THE TRURO ESTATE AGENT  
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17 Halwyn Place, Truro, TR1 2LA  
£290,000

  
JAMES CANE  
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# Key Features

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- Beautifully updated and modernised home
- 3 double bedrooms and family bathroom
- Kitchen, dining room and sitting room
- South west facing garden
- Solar panels, battery and Garage with EV charger
- B rated energy efficient home
- Available for sale with no onward chain
- Video tour available



*Available for sale with no onward chain - A well presented, energy efficient, 3 bedroom family home situated in a sought after City Centre location, with a beautiful south west facing tiered rear garden, separate garage with EV charger and modernised accommodation.*



# The Property

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Halwyn Place is one of Truro's most sought after positions in the City thanks to its convenient location and lovely outlook. At great expense, our clients have turned this already lovely home into a modern and energy efficient house.

The accommodation comprises of a large entrance porch/boot room, which opens up to a good size hallway. The hallway connects to the kitchen, sitting room and has stairs which lead to the first floor. In the hallway, two large cupboards can be found. One used as a food pantry, the other used to store an AlphaESS battery system, which stores solar energy. The sitting room, which is a good size semi open plan space connects to the dining room. Both rooms have been decorated well and together create a large double aspect room. From the dining area, a door leads into the modernised and well appointed kitchen which has a range of base and eye level units, with quartz style worktops and has large window overlooking the rear garden.

Upstairs, 3 good size double bedrooms and a family bathroom can be found. The principle bedroom and bedroom 2, both overlook the front elevation and have wonderful City views. Bedroom 3, which is slightly smaller looks out over the rear garden. The bathroom which is a well appointed 3 piece suite is naturally lit thanks to the two glazed windows.

The garden is a beautiful and well stocked tiered space, with an array of plants, shrubs and flowers plus an area for a table and chairs. Our clients have landscaped it beautifully and cleverly made use of the space - the middle tier could easily be adapted back to a level lawn. To the right hand side of the garden, steps lead up to the properties garage. Here our clients have installed power, lighting and installed an EV charger.

Throughout our clients ownership, not only have they re decorated throughout, removed the artex ceilings and installed a new combi boiler - they've also installed new consumer units in both the house and garage, fitted a new kitchen, installed oak doors downstairs with Karndean flooring in the hall and kitchen - plus they have had 10 solar panels professionally fitted with a 10 kWh battery and a 5 kW inverter. This had netted a £50 rebate for all gas and electric charges in 2025.

This superb home has been future proofed, decorated beautifully and is tucked away in a peaceful yet convenient location in Truro - a viewing is wholeheartedly recommended as soon as possible.







# The Location

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Halwyn Place is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Redannick Playground, the Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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



# Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: B


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

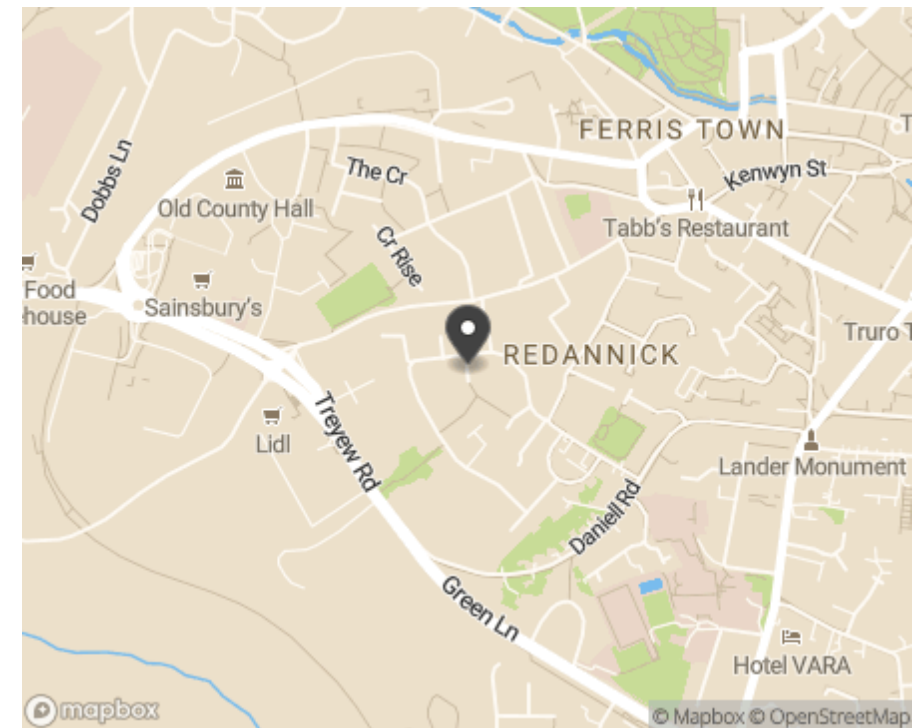
Mobile Signal Externally: 02 and Vodafone good outdoor and variable in home.

Broadband: Superfast available. Max download speed: 80Mbps. Max upload speed: 20Mbps.

(Information regarding the properties recent tariff provided by our client below).

Our clients also use Three Mobile 5G broadband which regularly hits circa 300 Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>91</b>	<b>94</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.