

15 The Crescent, Truro, TR1 3ES

£395,000

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THE TRURO ESTATE AGENT

Key Features

- No onward chain
- To be sold for the first time in over 35 years
- Well presented throughout, period features
- 3 bedroom townhouse, detached former garage/home studio
- 2 Reception rooms, kitchen, utility room, Family bathroom, WC
- Rear courtyard garden with gated access
- Popular Truro City location
- Video tour available







To be sold with no onward chain and for the first time in over 35 years, this beautiful Victorian townhouse offers circa 1,500 square feet of versatile and well-presented accommodation. The property comprises three bedrooms, two reception rooms, an office space, kitchen/dining room, family bathroom and separate utility room, all situated in a highly regarded location within Truro City.



The Property

It is easy to see why this wonderful home has been in the same family for almost 40 years. Not only does the property boast versatile and well-presented accommodation measuring just over 1,500 square feet, but it also occupies a position on arguably one of Truro's most sought-after terraces. Full of charm and period features, with potential to add value, this truly is a wonderful opportunity.

Upon entering through the front door, you are immediately welcomed by a sense of grandeur, thanks to the property's high ceilings, decorative cornicing and geometric-style flooring.

From here, two separate doorways lead into the sitting room and dining room. Both are naturally light and cosy spaces, with the sitting room benefiting from a feature fireplace and large bay window, while the dining room boasts ample space for furniture and a large dining table. From here, a doorway leads out to the rear courtyard.

The kitchen is a well-appointed room, featuring a range of farmhouse-style base and eye-level units, plentiful worktop space, an integrated gas cooker with extractor over and a sink. There is also plenty of room for a good-sized breakfast/dining table, a further storage cupboard and a large window overlooking the courtyard. From here, a step leads up into the utility room, which currently houses a washing machine, tumble dryer, large fridge freezer, additional storage and a downstairs WC.

A split-level landing provides access to the property's three bedrooms, office space and family bathroom. The principal bedroom, which overlooks the front elevation, measures an impressive 17' x 12'6" and also benefits from built-in wardrobes. It is a wonderful room, offering plenty of natural light. Bedroom two, which overlooks the side courtyard, is another great-sized room with built-in wardrobes. Bedroom three, which adjoins the very useful office space, overlooks the rear garden and is a good-sized single room, again with built-in wardrobes.

The family bathroom is a well-presented and stylish four-piece suite, benefiting from a window allowing in plenty of natural light. The suite comprises a walk-in shower, WC, pedestal wash hand basin and bidet.

To the rear, accessed via a rear lane, is a multi-tiered, hard-landscaped garden, featuring an array of potted plants, shrubs and hedging. The garden currently accommodates a seating area, log store and what we understand to be the property's converted garage. What was once used for storage or perhaps as a space for a vehicle is now utilised as a pottery/art studio. This room is insulated, has electricity and lighting, and benefits from multiple windows allowing in plenty of natural light.

All in all, this is a truly wonderful home in a popular and convenient position, available with

























The Location

The property is located on The Crescent, an incredibly convenient position, being less than a 10-minute walk from the city centre and all its hustle and bustle, whilst also being ideally placed for Truro railway station. The property is also close to the well-renowned Bosvigo Primary School and Sainsbury's supermarket. Several green spaces are nearby, too, with Donkey Field, Hendra Park and the stunning Victoria Gardens all within a short walk.
Driving west out of the city, you can reach the A30 in around 15 minutes, and there are excellent transport links, with trains and buses heading in all directions from the nearby station.

Truro is the capital of Cornwall and, as such, boasts plenty of vibrancy and a real buzz all year round. There is a vast array of excellent restaurants, bars, pubs and cafés, alongside varied shopping facilities, from major high-street retailers to independent shops and local markets.
Well-renowned schools are in abundance, and there is a mainline railway link to London Paddington, with journey times of under five hours.
Attractions such as the newly renovated Hall for Cornwall, historic Truro Cathedral and the Royal Cornwall Museum are right on the doorstep, with regular city events taking place throughout the year, including the Truro Food Festival, City of Lights and the famous Christmas markets.







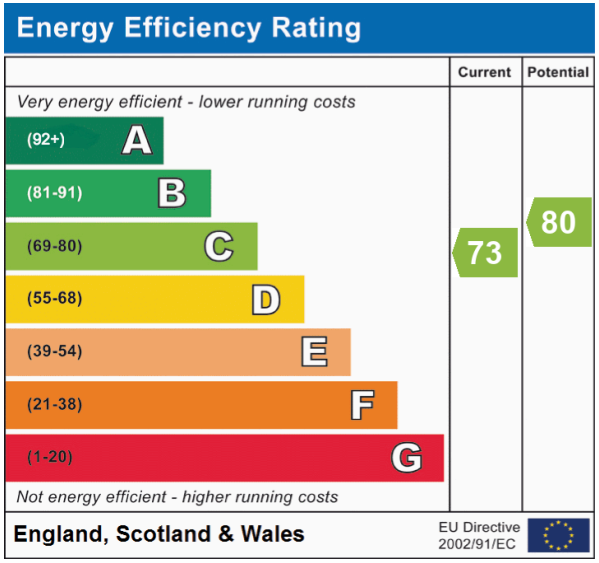


Floorplan

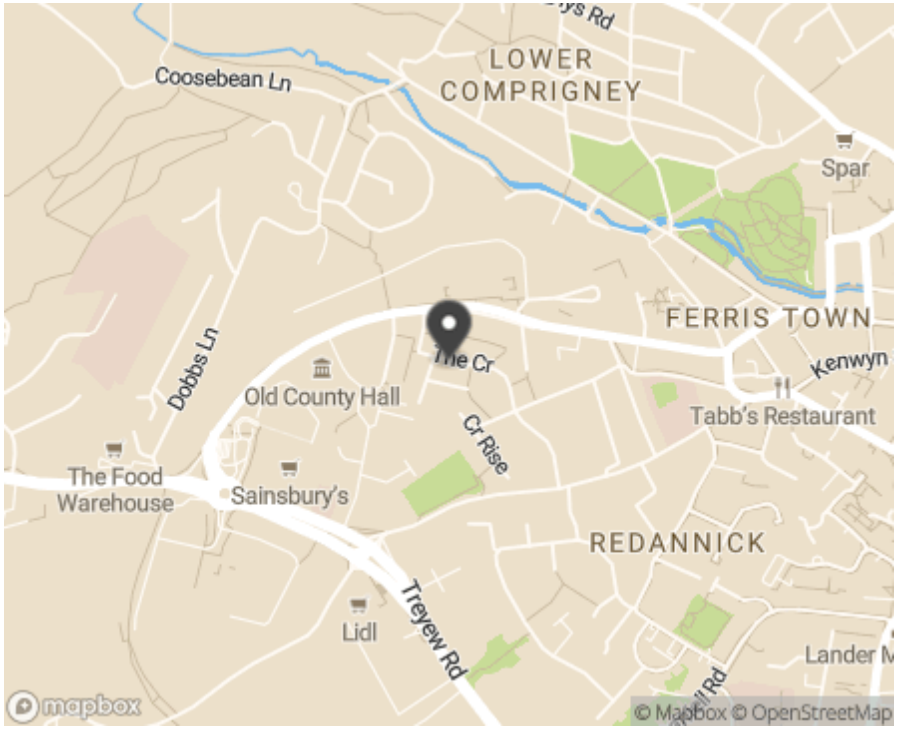

The Crescent, Truro, TR1
Approximate Area = 1436 sq ft / 133.4 sq m
Outbuilding = 132 sq ft / 12.2 sq m
Total = 1568 sq ft / 145.6 sq m
For identification only - Not to scale
Utility
10'3 x 10'1
Studio
13'7 x 9'9
Kitchen
14'8 x 9'9
OUTBUILDING
Dining Room
13'7 x 11'
Up
Living Room
13'1 x 12'8
GROUND FLOOR
Bedroom 3
10'2 x 10'2
9'11 x 8'11
Down
Bedroom 2
12'9 x 11'
Bedroom 1
17' x 12'6
FIRST FLOOR

Property Information

Tenure: Freehold
Council Authority: Cornwall Council
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Best networks - 02 & Three: Good outdoor and variable in home.
Broadband: Ultrafast available. Max download - 1800Mbps. Max upload - 220Mbps.







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