



18 Symons Close, Blackwater, Truro, TR4 8ER
£299,950



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached bungalow
- Cul-de-sac location in Blackwater, close to Truro
- Two double bedrooms, bathroom
- Extended kitchen, living room
- Well presented throughout
- Front and rear gardens
- Driveway parking & single garage
- Video tour available



The Property

A detached two bedroom bungalow in a traffic free spot located in the village of Blackwater. Well presented and complete with good outside space, large driveway and single garage.

Entering the property a front porch provides a practical entrance to the home which leads to a hallway providing access to the rest of the property with integral storage. Located on the left is a good sized living room with window to front aspect whilst at the other end of the hallway is the main double bedroom with a nearby fully fitted bathroom with tiling floor to ceiling. In the middle of the home is the extended kitchen fully fitted with a range of base and eye level units, integrated appliances and large breakfast bar with seating. At the rear a large window overlooks the garden and a side door opens to the rear patio, perfect for al-fresco dining. Off the rear of the kitchen is the second bedroom, a good sized double currently utilized as a hobby room.

Outside the property continues to impress with great sized front and rear gardens. The rear is landscaped to provide a patio seating area rising to an artificial lawn with planted beds and a useful timber outbuilding at the end. To the front an artificial lawn and planted beds provide lovely kerb appeal and there is a large paved driveway leading to a detached single garage with power, light and useful side door access.

This is a super opportunity and comes highly recommended for internal viewing.





The Location

Blackwater is lovely spot offering great convenience for commuting whilst only being 4 miles from the stunning north Cornish coastline. The village itself has amenities including a village shop with post office, primary school, village hall, Red Lion Inn and beauty salon. You are only 6 miles, a 15/20 minute drive, from the city of Truro and can jump on to the A30 in minutes to head East or West linking to the rest of the county. There are excellent transport links here with bus stops in the centre of the village heading in either direction on a regular basis. You are close to some of Cornwall's most stunning scenery here on the North Cornish coastline with the likes of Porthtowan, Chapel Porth & Trevaunance Cove beaches as well as the beautiful village of St Agnes all within a 10 minute drive.

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.



Property Information

Tenure: Freehold

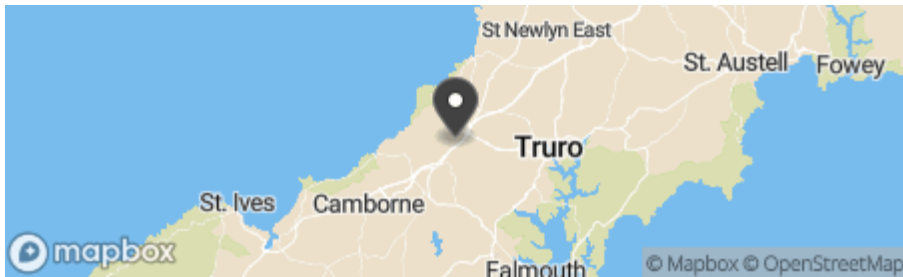
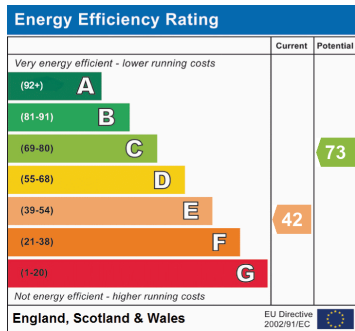
Council Authority: Cornwall

Council Tax Band: C

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

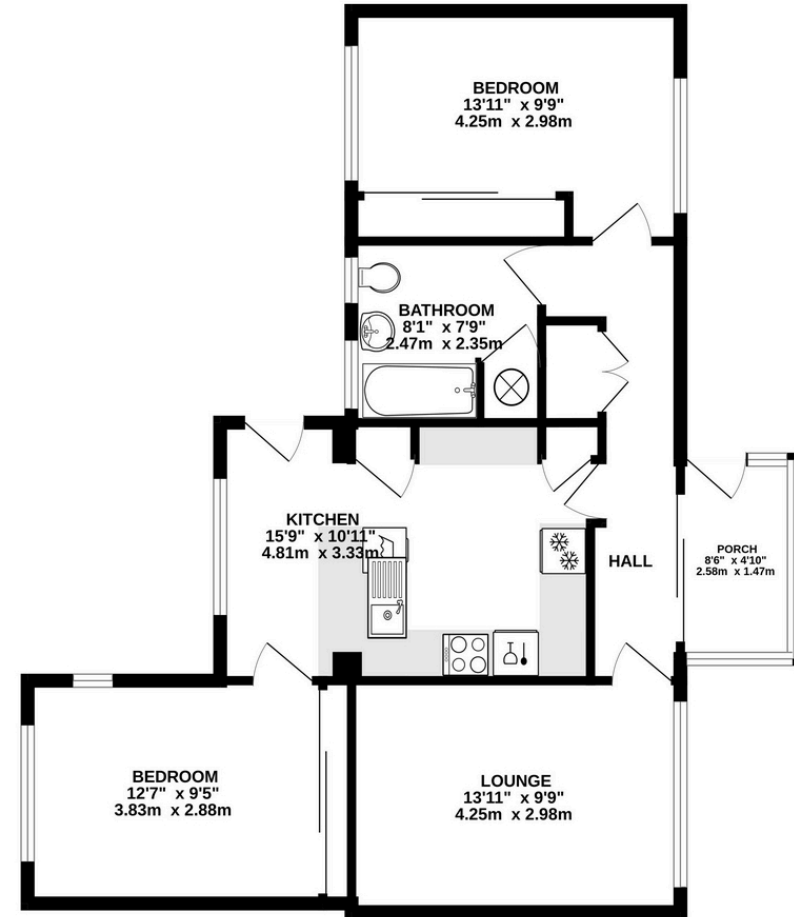
Mobile Signal: Best networks EE & Vodafone – (good outdoor & variable in home)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.



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.

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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