



48 Penweathers Crescent, Truro, TR1 3GH
£325,000

Key Features

- Semi detached family home
- 3 bedroom semi detached family home
- Principle en suite, family bathroom, downstairs WC
- Kitchen, sitting room, dining room/sun room
- Beautifully presented accommodation
- West facing rear garden
- Video tour available



A wonderfully presented, 3 bedroom, semi detached family home built in 2015 with driveway parking for two vehicles and a good size west facing rear garden - situated in a favoured Truro location.



The Property

Situated towards the end of a favoured Truro cul de sac location, this 3 bedroom semi detached family home boasts beautifully presented and modernised accommodation, including a well appointed kitchen with breakfast bar, stunning sitting room and a separate sunroom/dining room.

The accommodation comprises a good size entrance hallway, which in turn connects to the kitchen/breakfast room, downstairs WC, sitting room and has stairs leading to the first floor. The kitchen is a well appointed space, with a window overlooking the front elevation, a breakfast bar and a range of base and eye level gloss white units with wood effect work surfaces. Here there is plenty of space for a fridge/freezer and under counter space for a washing machine/dryer.

The sitting room is a really great space, which has been decorated beautifully and has plenty of room for multiple sofas and further furniture. From here double doors lead out to the properties dining room/sun room, which is a lovely and light addition to the house and has patio doors leading to the rear garden.

On the first floor, 3 bedrooms and a family bathroom can be found. The principle bedroom, which over looks the front of the property, benefits from built in wardrobes and en suite shower room. Bedroom 2 which is a good size double bedroom over looks the rear garden, with bedroom 3 currently being used as an office space but also houses a sofa bed. The family bathroom is a well appointed 3 piece suite with a pedestal wash hand basin, WC and panelled bath with shower over.

Outside and to the front, driveway parking for two vehicles plus further on street parking available. From here a gate provides access to the rear decking and garden. The decking, which has plenty of space for a shed and large outdoor dining table and chairs, has steps which lead to the raised level lawn area which is bordered by high fencing and an array of plants and shrubs.

This is a perfect example of well designed and beautifully presented accommodation - a super family home - a viewing is whole heartedly recommended.





The Location

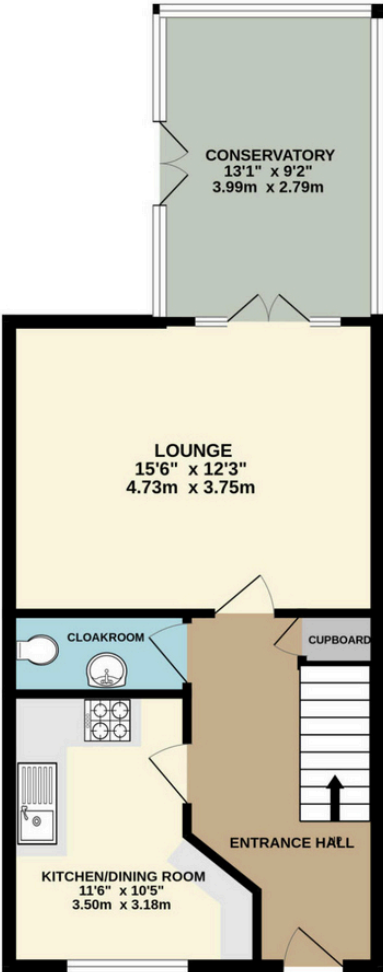
Penweathers Crescent is situated around 1.5 miles from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, Richard Lander secondary school and 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.

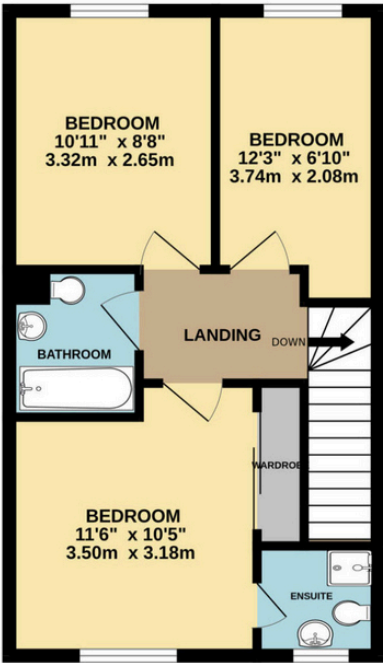


Floorplan

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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.

Property Information

Tenure: Freehold


Council Authority: Cornwall Council

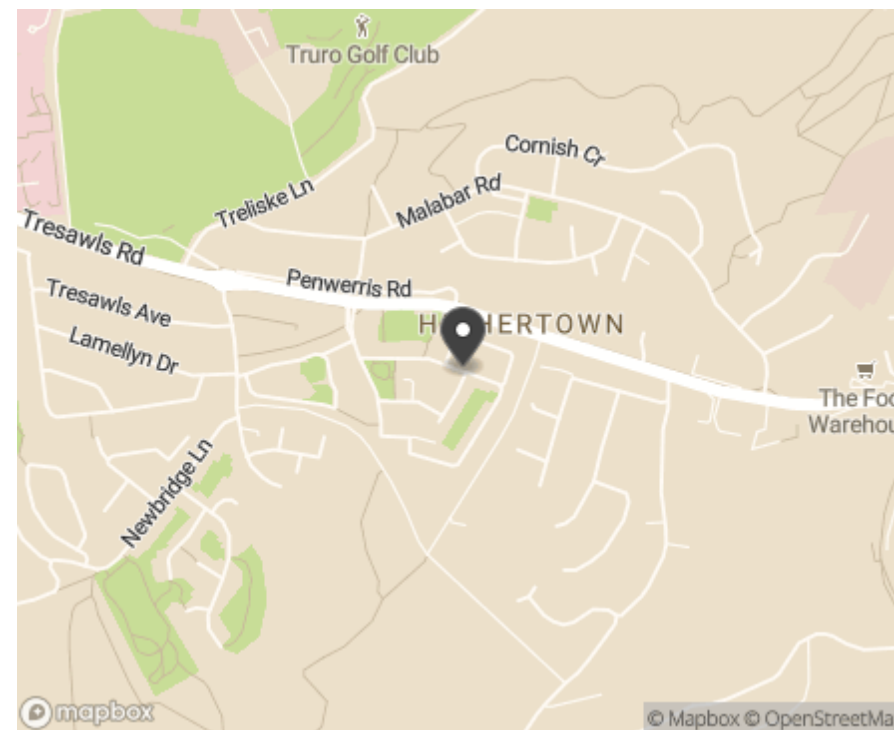
Council Tax Band: C

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

Mobile Signal Externally: 02, Three and Vodaphone all good outdoor and variable in home.

Broadband: Ultrafast available. Max download - 1800Mbps. Max upload - 220Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

01872 306746
 info@jamescaneproperty.co.uk
 www.jamescaneproperty.co.uk