



14 Halwyn Place, Truro, TR1 2LA

£285,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Beautifully presented and modernised accomodation
- 3 double bedrooms and family shower room
- Open plan living/dining room, kitchen
- Front and rear lawn garden
- Separate garage
- Peaceful and tucked away position
- Close to Truro City centre
- No onward chain
- Video tour available



Tucked away in a peaceful and yet convenient part of Truro City; A beautifully presented 3 bedroom family home, with modernised and spacious accommodation, front and rear lawned gardens plus a separate garage. Available for sale with no onward chain.



The Property

An opportunity to purchase a fully furnished, beautifully presented and modernised 3 double bedroom family home with the benefit of no onward chain.

The accommodation comprises of a good size entrance hall, which in turn connects to the sitting room, kitchen and has stairs leading to the first floor. Under the stairs is an array of cupboards and space for a washing machine/tumble dryer.

The sitting room, which is semi open plan to the dining room, is a wonderfully modern space which has been very well decorated and has a window overlooking the front garden. The dining room has space for a large dresser, dining table and has a doorway leading into the kitchen plus a window overlooking the rear garden.

The kitchen is a well appointed room with a range of base and eye level units and plentiful work surfaces plus space for a fridge/freezer. The kitchen also has a door leading to the rear garden.

On the first floor, 3 good size bedrooms and a family shower room can be found. The principal bedroom overlooks the front garden and is a large double, with bedrooms 2 and 3 both having space for a double bedroom family plus wardrobes. All lovely and light rooms and decorated well. The family shower, although in need of some modernisation, is a lovely 3 piece suite with a walk in shower, WC and pedestal wash hand basin.

To the front of the property, a sloping lawned garden bordered by high fencing, trees and hedging with a walkway leading to the front door. To the rear, an area of patio perfect for evening dining and a lawn garden bordered by a wall and high hedging. From here a walkway leads to the garage block where our clients benefit from a single garage.

In all, a 'ready to go', modernised home, close to Truro City Centre - available fully furnished and with no onward chain.





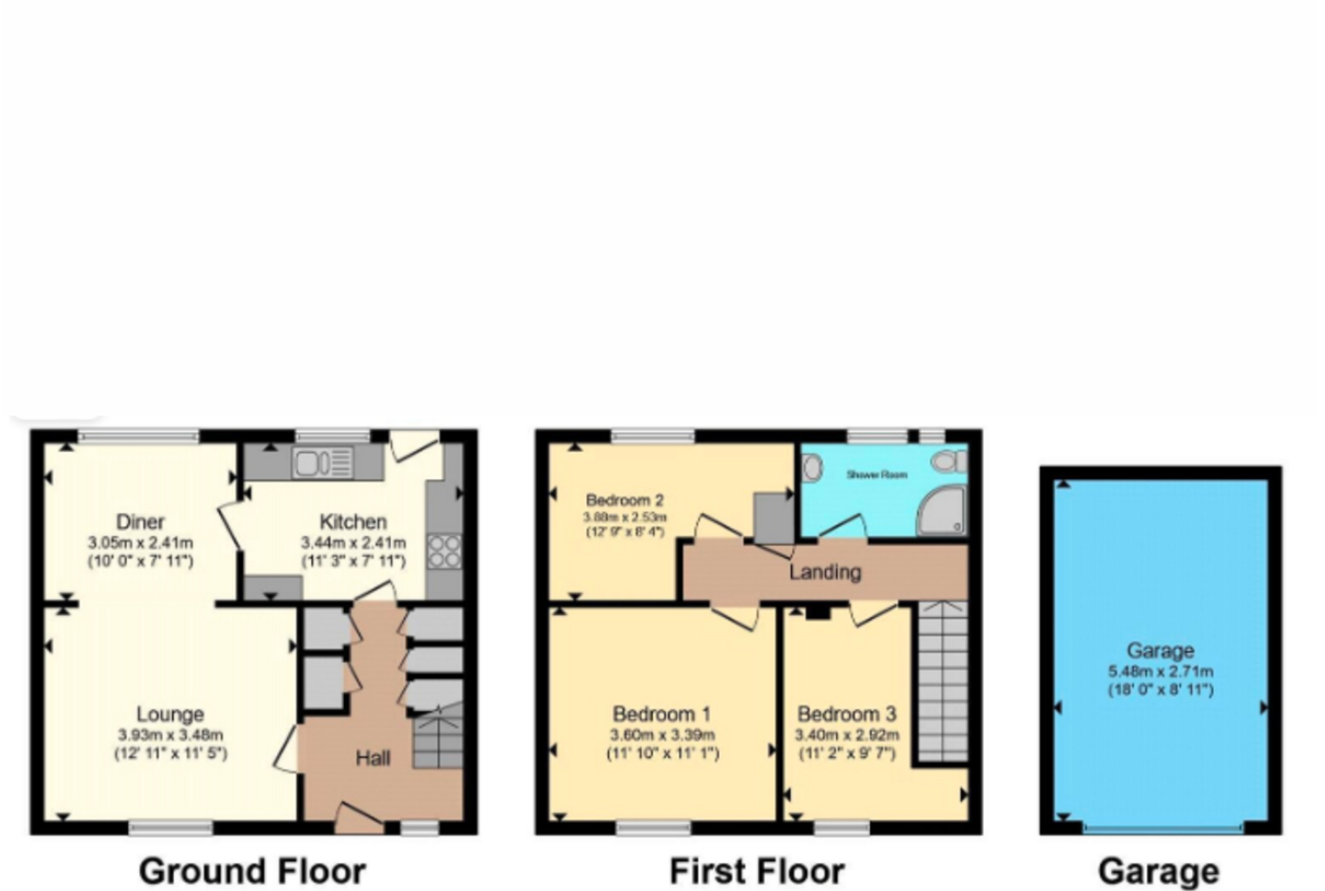
The Location

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



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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.

