



FOR SALE


JAMES CANE
THE TRURO ESTATE AGENT

VIEWING BY APPOINTMENT

M: 07864 756 521

33 Tresawls Road, Truro, TR1 3LE

£335,000


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Key Features

- Semi-detached 1930's house
- Convenient location for hospital & schools
- Spacious recently modernised accommodation
- Three bedrooms, two bath/shower rooms
- Living room, kitchen/diner, conservatory
- South facing enclosed rear garden
- Driveway parking and potential for more
- Video tour available



A spacious and recently modernised semi-detached house conveniently located for the hospital, college and schools. Three bedroom, two bath/shower room accommodation complete with South facing rear garden and driveway parking.



The Property

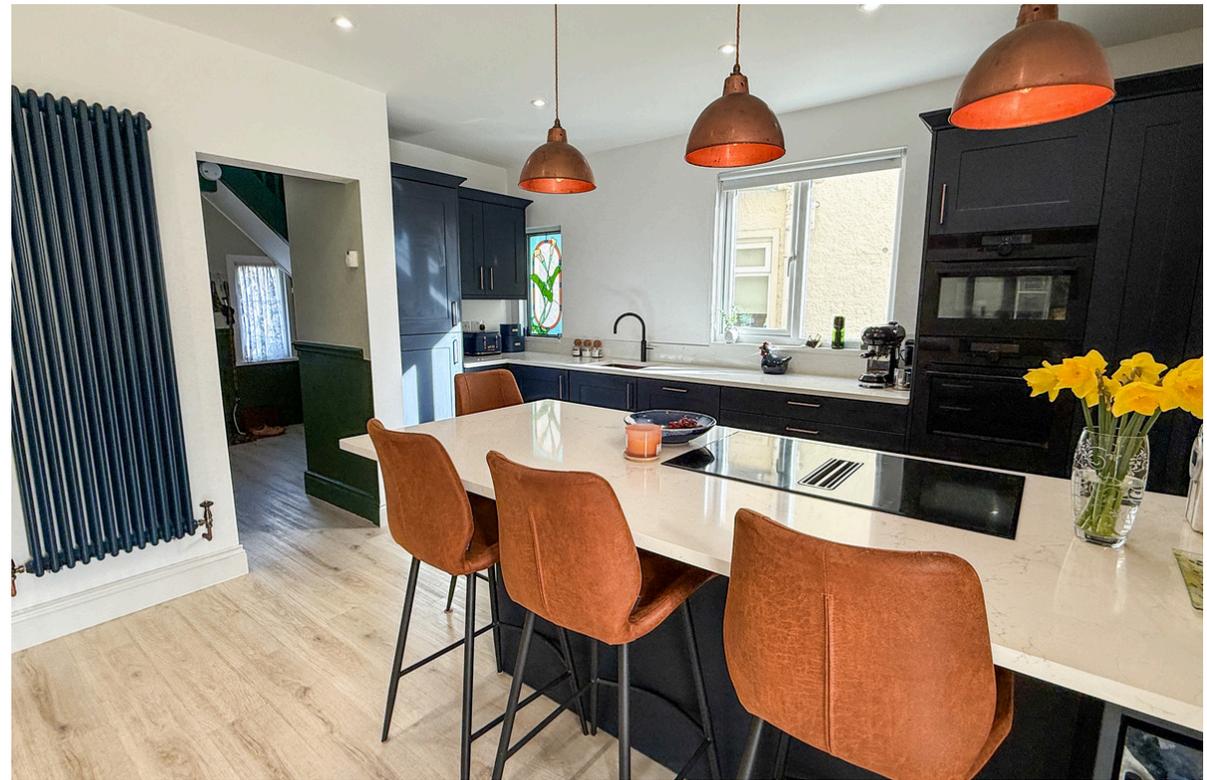
This is a fine example of one of these spacious 1930's semi-detached houses on Tresawls Road in Western Truro offering great convenience for the hospital, college and schools.

The accommodation has been recently modernised throughout with great proportions and character features including high skirting, stripped original doors, picture rails and feature fireplaces. Entering the property you are met with a spacious hallway with plenty of room for coat and shoe storage as well as storage under the stairs. To the rear of the house is a stunning open plan kitchen/diner with sleek modern fully fitted units and appliances with large breakfast bar creating a perfect hub of the home with bioethanol burner. Accessed either from the hallway or from this room via glazed double opening doors is the inviting lounge which has a wide bay window and gorgeous wood burner for those cosy nights in. To the rear of the kitchen/diner there is a modern conservatory providing a light filled seating area which leads to an incredibly useful downstairs shower room and WC. On the first floor a good-sized landing provides access to three bedrooms (two large doubles and a good single) as well as the fully fitted modern family bathroom.

Outside there is an enclosed South facing rear garden laid with lawn, planted beds, patio seating area with pergola and a small pond. Thanks to the orientation the garden enjoys the sunshine right from the morning to the evening making this a perfect al-fresco outside space. To the front of the property there is driveway parking for two cars in tandem with the option to create more by losing the small front garden as neighbours have done if desired.

Furthermore, the property has had a mundic test completed in 1995 confirming an assignment of A/B meaning suitable for mortgage purposes. Due to the age of the test it is likely that a prospective buyer will need to instruct a new mundic survey in order to satisfy mortgage finance if applicable.

This is a comfortable family home benefitting from a recent modernisation with a lovely feel in a very convenient location, highly recommended for viewing.





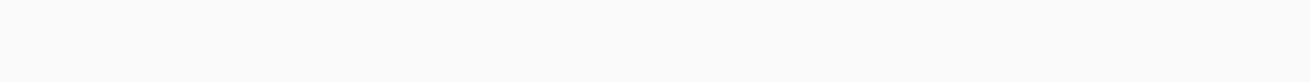
The Location

Tresawls Road is situated around 1.5 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Trelliske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

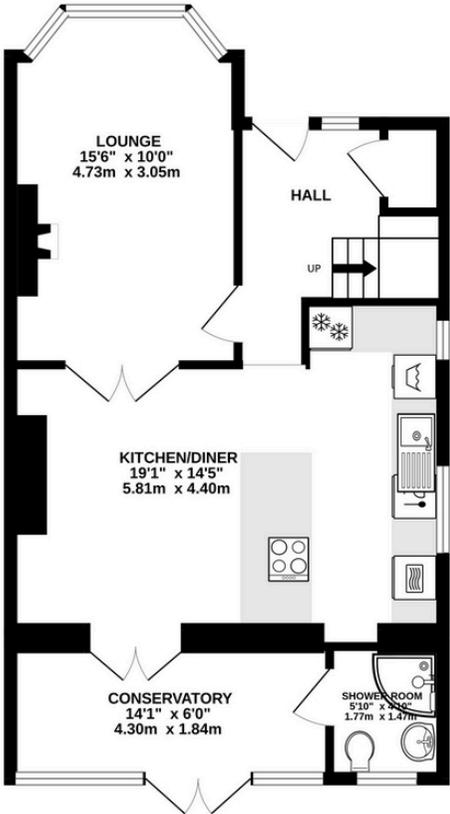
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



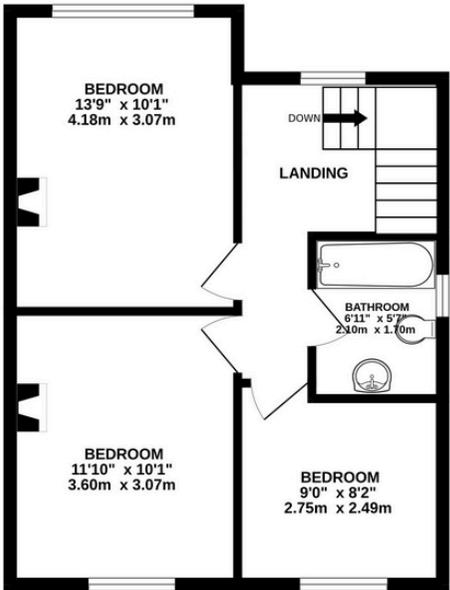
Floorplan



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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Property Information

Tenure: Freehold

Council Authority: Cornwall

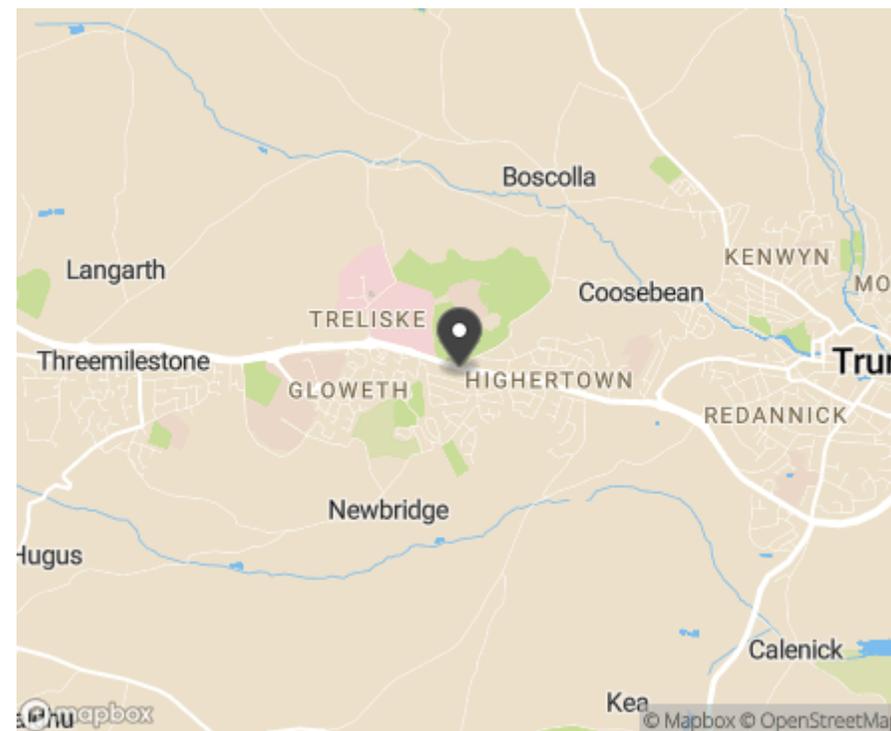
Council Tax Band: C

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

Mobile Signal: All networks – good outdoor

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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.

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