



2 Chapel Hill, Truro, TR1 3BW

£450,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Available for sale for the first time in almost 55 years
- No onward chain
- 3/4 bedroom accommodation
- Kitchen/breakfast room, dining room, living room
- Family shower room, separate WC
- Opportunity to add value
- Driveway parking for multiple vehicles
- Video tour available



*To be sold for the first time in almost 55 years and with the benefit of no onward chain - a superb city centre 3/4 bedroom townhouse with off road parking for multiple vehicles and a circa 75ft long south facing garden.*



# The Property

This wonderful property has been in our client's family for almost 55 years and it's easy to understand why. From its extremely convenient location, to its completely charming period features throughout plus the gorgeous rear south facing garden which measures almost 75ft - it's a dream home for many.

From the front door, a large entrance hallway provides access to the properties main reception rooms and has stairs leading to the first floor. The living room is a lovely space with feature fire place, wood parquet flooring and a large sash window overlooking the driveway. The dining room, which historically has been used as fourth bedroom, is a great size room with a large bay window and feature open fire fireplace. The kitchen/breakfast room, which is situated to the rear of the property is a well appointed room with a breakfast bar, a range of base level units and shelving, plus a further small room acting as a large pantry which houses the fridge/freezer. The kitchen has space for a small dining table and from this area double doors lead out to the rear garden.

Upstairs - a split level landing provides access to 3 bedrooms, a family shower room and a separate WC. Two of the bedrooms are good size doubles which have plenty of extra space for wardrobes and the third is good size single. The bedrooms themselves have been completely re plastered and re decorated, plus new electrics and sockets were installed in 2021. From the landing there is also access to the loft which is a vast space and currently half boarded.

To the front, a small area of plants/shrubs, plus a large gravel driveway providing off-road parking for multiple vehicles. From here an electric shutter provides access to the properties secure side access which has further space for parking and bin storage.

To the rear, a vast and stunning garden measuring almost 75ft in length is home to a large area of lawn with central walkway, two large sheds, a substantial greenhouse (currently acting as a garden room), dining area, outside WC and utility room. Bordered by high walls, hedging and views of the cathedral - this garden really ticks all boxes!

The availability of a property like this is not something that comes along very often - opportunity to add value, versatile accommodation and available for sale with no onward chain - a viewing as soon as possible is whole heartedly recommended.







# The Location

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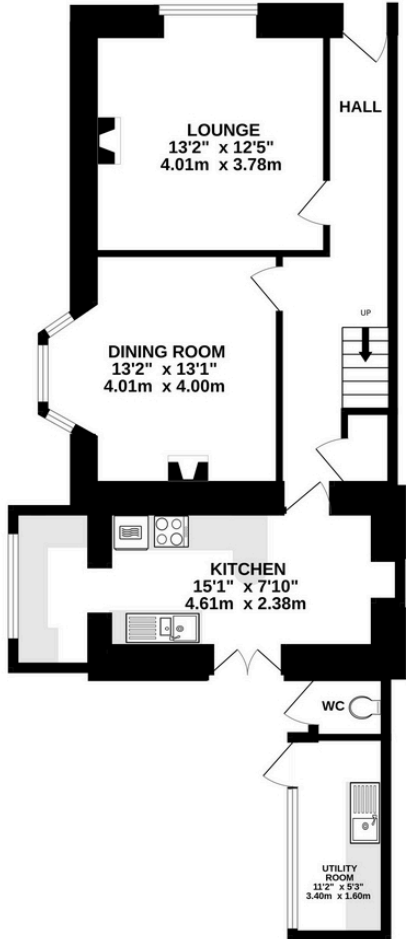
Chapel Hill is arguably one of the most attractive and most sought after roads in the City thanks too the 5 minute level walk into the centre of Truro and a beautiful array of period properties. This position is particularly convenient for the train station, well renowned Bosvigo primary school and Sainsburys supermarket. Several green spaces are nearby as well with 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.

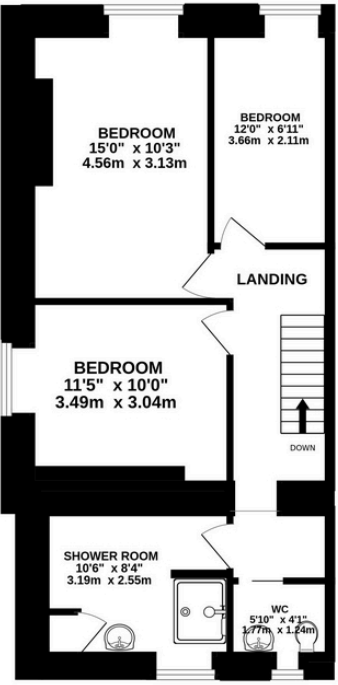


# Floorplan

GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 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

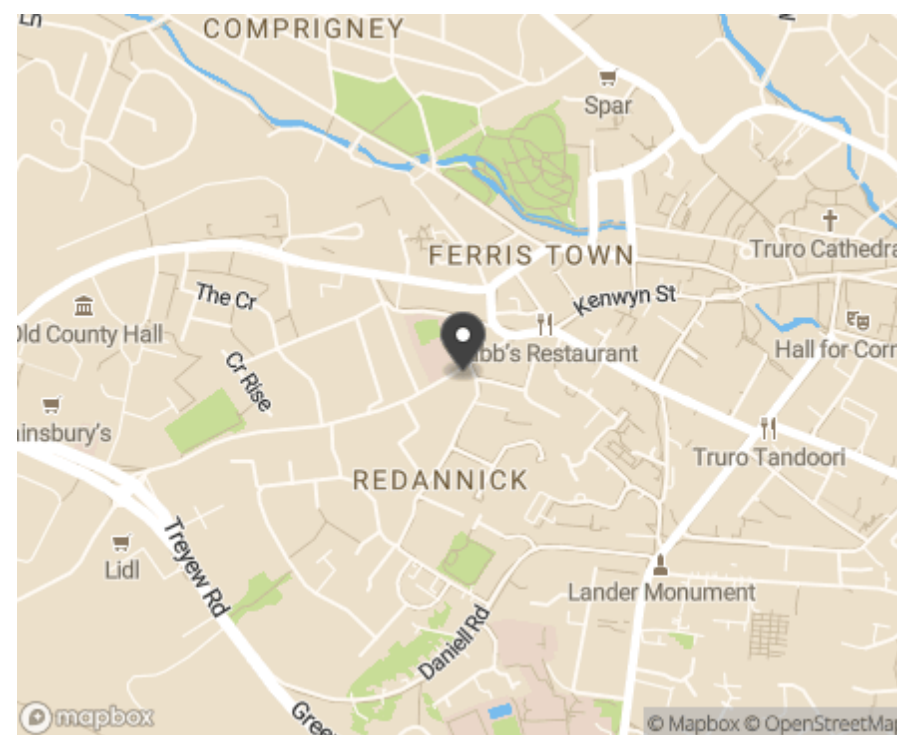
Council Tax Band: D

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

Mobile Signal Externally: EE Good outdoor and in-home. All other networks good outdoor and variable in-home.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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