



12 Penair Crescent, Truro, TR1 1YS
£495,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Four-bedroom detached home
- Quiet end-of-cul-de-sac position
- Double garage and driveway parking
- Two reception rooms, modern kitchen, utility room
- Principal bedroom with en-suite
- Very private mature rear garden with a leafy backdrop
- No onward chain
- Video tour available



A spacious four-bedroom detached home tucked away at the end of a quiet cul-de-sac. Offering two reception rooms, a modern kitchen, double garage, driveway parking for three vehicles and a private mature garden with a lovely tree-lined backdrop.



The Property

Standing proudly at the head of a quiet cul-de-sac, 12 Penair Crescent is a detached home that has been thoughtfully cared for in recent years, offering generous accommodation, a double garage and a mature rear garden within one of Truro's most established residential developments.

The property is approached via a driveway providing parking for up to three vehicles in front of the attached double garage, with well-established planting creating an attractive first impression.

Inside, the accommodation has been thoughtfully arranged with spacious living in mind. A welcoming entrance hall provides access to the principal reception rooms, with a generous dual-aspect lounge centred around a feature gas fireplace and enjoying sliding doors opening directly onto the rear patio and garden.

The dining room offers an excellent space for meals and entertaining and sits alongside the kitchen, offering excellent potential for those wishing to create a larger open-plan kitchen/dining room. The kitchen itself has been updated with a timeless shaker-style design, providing plenty of storage and worktop space, complemented by a separate utility room and a convenient ground floor cloakroom.

Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden is a lovely space to enjoy throughout the year. A generous paved terrace leads onto a level lawn surrounded by mature planting, with an attractive tree-lined backdrop providing a good degree of privacy and a peaceful green outlook. It feels established and secluded, making it an ideal space for both children to play and adults to relax.

Extending to almost 1,500 sq.ft. including the double garage, this is a home that offers the perfect balance of space to move straight into, with clear opportunities to enhance and reconfigure over time if desired. Combining generous accommodation, excellent parking, a mature garden in a quiet family-friendly setting, it presents a fantastic opportunity to create a long-term home in a location where properties are consistently sought after.





The Location

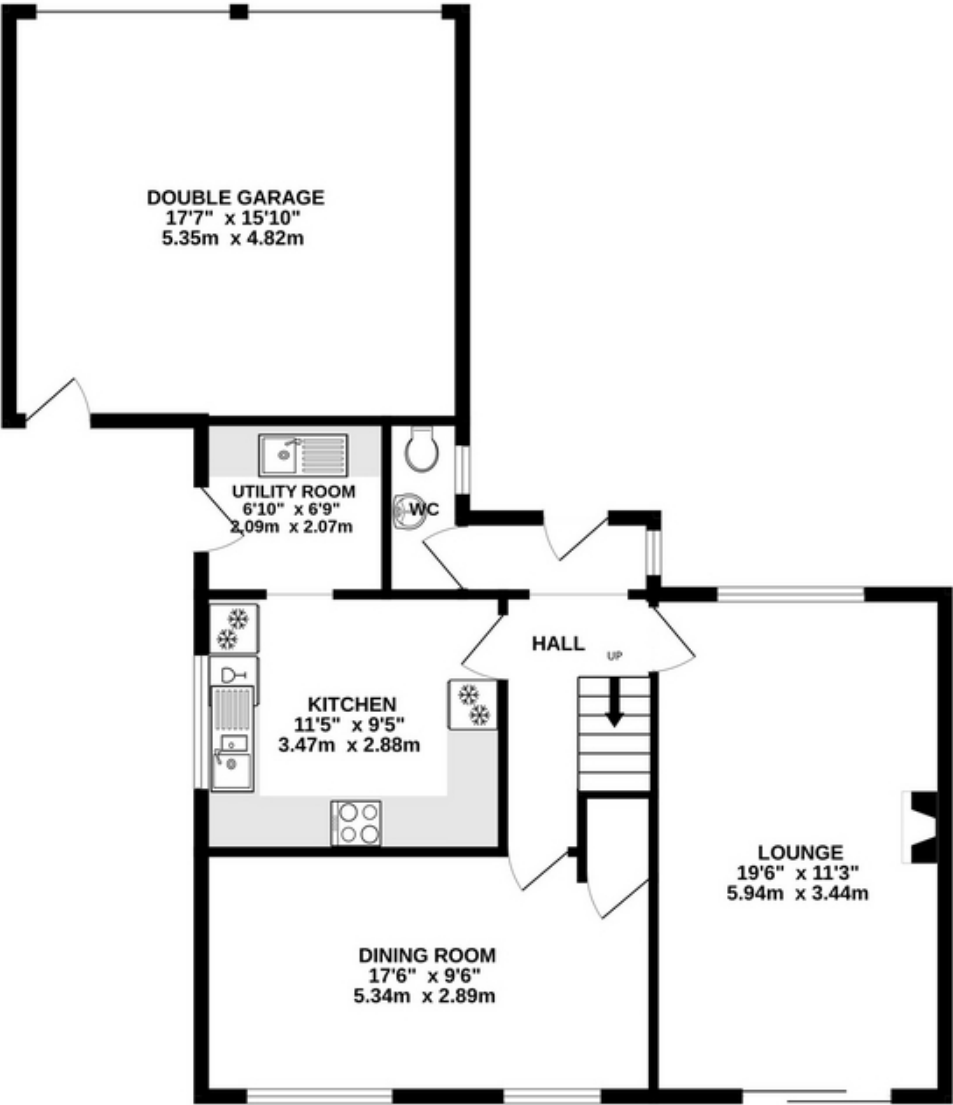
Penair Crescent really does offer the best of several worlds. This is peaceful living with bird song in gorgeous leafy green surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. Located on the North/East side of the city this position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

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.

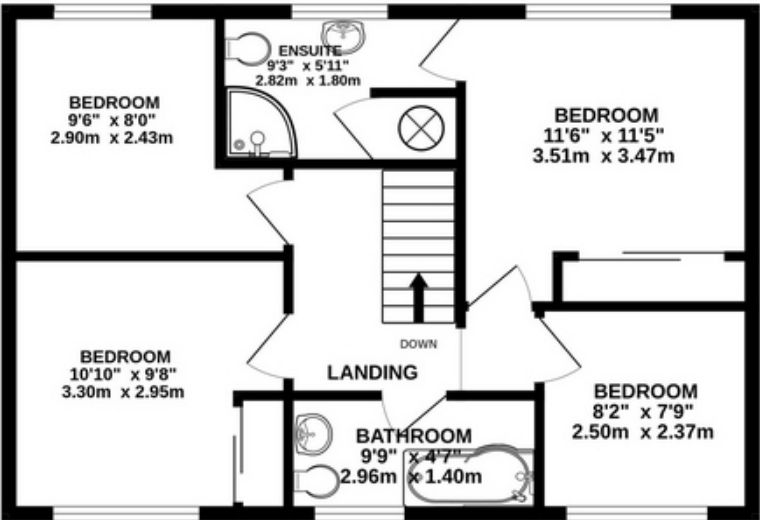


Floorplan

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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: E

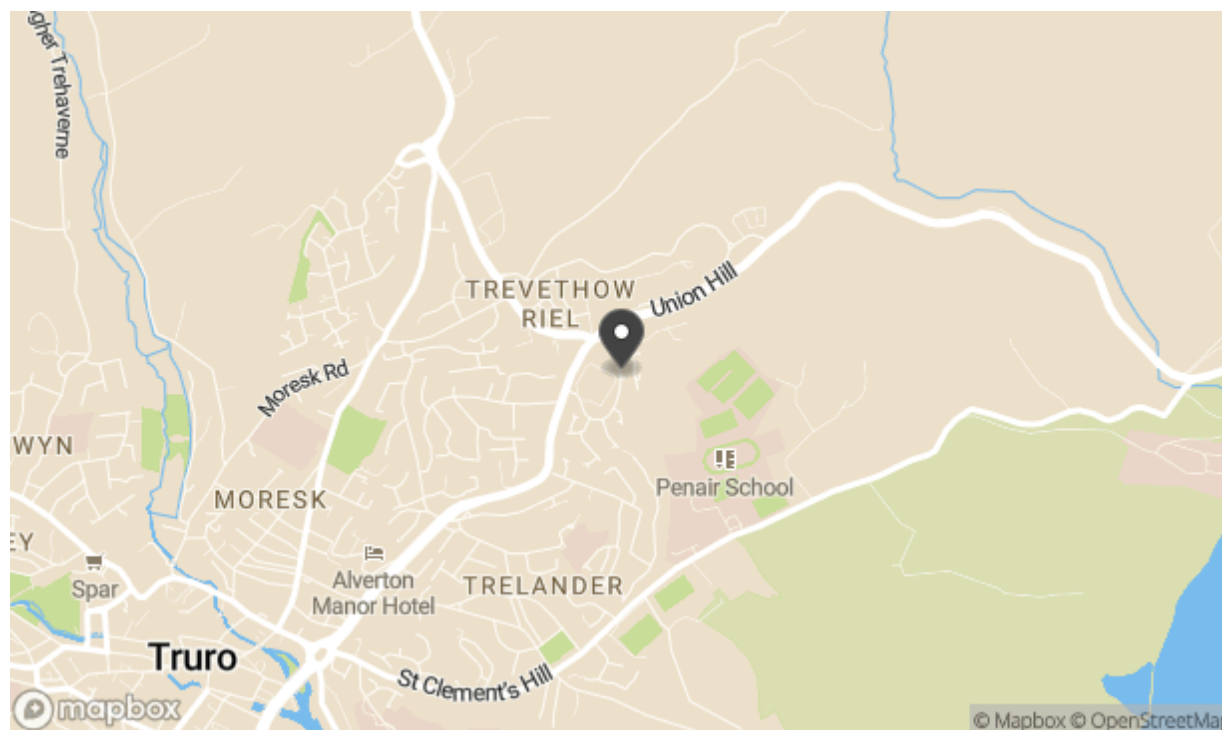
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal: Best networks EE & O2 – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is in a tree preservation order area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	71	
(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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