



16 Penwethers Lane, Truro, TR1 3PW

£280,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Semi-detached 1930's bungalow
- Rural feeling location yet close to city centre
- Three bedrooms, two bath/shower rooms
- Lounge, kitchen, WC
- Plenty of parking, planning for detached garage
- Garden and balcony with lovely views
- No onward chain
- Video tour available



View from balcony





# The Property

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This 1930's semi-detached bungalow is in a great location with a rural feel whilst only being 1 mile from the city centre. Well presented three bedroom, two shower room accommodation complete with plenty of parking and a sunny garden with lovely views.

Entering the front door there is an entrance hallway providing space for coats and shoes with access to all rooms of the property from an inner hall beyond. Immediately to the right is a double bedroom with en-suite shower room and to the left a living room with doors opening out on to the balcony providing a real indoor/outdoor space to enjoy. There is a useful WC and good sized fully fitted modern kitchen with side porch and to the rear are two more double bedrooms, one with an en-suite shower room. All is well presented throughout and the layout is versatile for the third bedroom to provide perhaps a dining room, playroom or home office.

Outside the majority of the garden is at the front of the property laid with lawn and steps rising to the front door. There is a large decked balcony accessed seamlessly from the living room which provides a wonderful sunny seating area and enjoys far reaching countryside views. At the front of the plot is a gravel parking area for four vehicles with further parking available on the driveway on the left leading up to an outside store. There is planning permission granted and in perpetuity under ref: PA12/07661 for the erection of a detached double garage on the gravel parking area which could be taken advantage of if desired.

The property has had a mundic test confirming an assignment of 'A' meaning all clear and fully mortgageable. Upon speaking to the testing company we understand this test can simply be reassigned to a prospective buyer for an admin fee.

Available with no onward chain and wholeheartedly recommended.

# The Location

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Penwethers Lane is a great location with a truly rural feel whilst only being one mile from the city centre. You can walk in to town within 20 minutes to the North/East and to the South/West be in the middle of the countryside in even less time. Located around 1 mile from the city centre in the Hightown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse and The County Arms. In terms of schooling 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. There are excellent transport links here with bus stops on the main 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 the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

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.





# Property Information

Tenure: Freehold

Council Authority: Cornwall

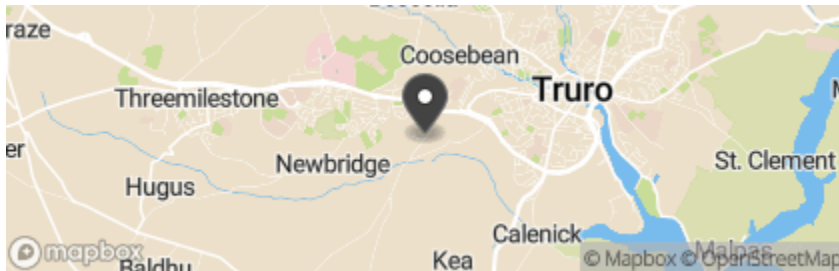
Council Tax Band: B

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

Mobile Signal: Likely (all networks)

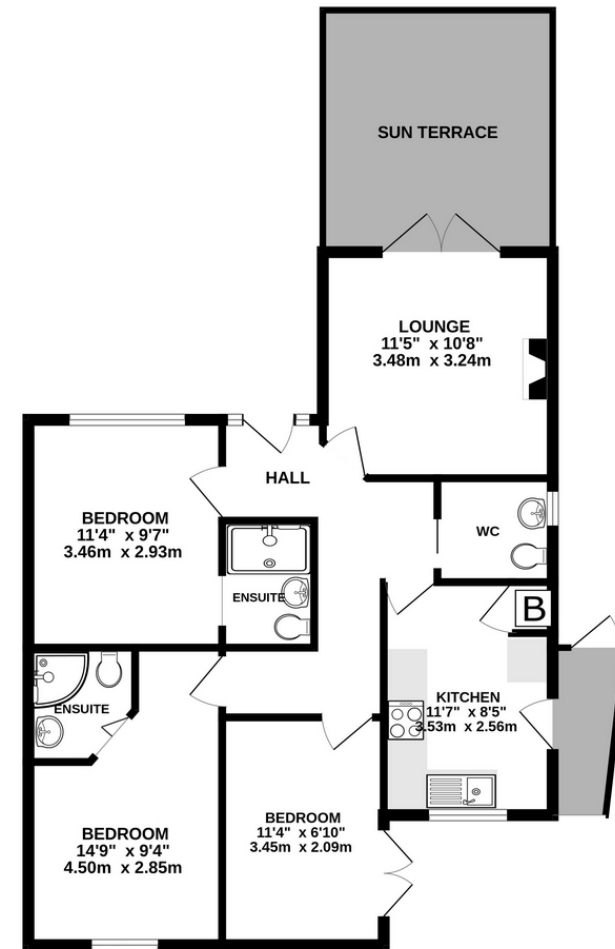
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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