



Bri Mar, 5 Salisbury Road, Truro, TR1 2JT
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached three-bedroom bungalow on generous corner plot
- Highly convenient central Truro location
- Exciting project opportunity with loft conversion potential
- Well-appointed 1,345 sq ft accommodation with cathedral views
- Mature gardens to front, side and rear
- Garage, driveway, summerhouse and useful outbuildings
- No onward chain
- Video tour available



*A detached three bedroom bungalow occupying a generous corner plot close to Truro city centre.
An exciting project opportunity with cathedral views, garage, parking and
extensive gardens. Offered with no onward chain.*



The Property

Occupying a generous corner plot within one of Truro's most convenient residential locations, this detached three bedroom bungalow enjoys lovely views towards Truro Cathedral whilst being just a short distance from the city centre itself. Offered to the market with no onward chain, this property has clearly been well cared for over many years and offers light, spacious and versatile accommodation with excitingly potential for improvement and enhancement.

Entering the property a brick arched storm porch opens into a central hallway providing access to all principal rooms. To the front of the property is a spacious sitting room where a box bay window floods in light and has a pleasant outlook over the front garden. Next on the right is the well-appointed fully fitted kitchen with two windows to side aspect and a door providing direct access to the garden. To the rear and adjacent to the kitchen is the large second reception room suiting a formal dining room in current format. This lovely space has a large bay window to rear aspect with curved window bench providing the perfect spot to enjoy the best of the views over Truro and towards the cathedral. There is great scope to open up the kitchen to the dining room to provide an open plan kitchen/dining/family room to suit modern living, subject to the necessary consents.

Sleeping accommodation is well catered for with three good sized bedrooms. The main is located to the front of the property with a box bay window and fitted wardrobes whilst to the rear is a second double bedroom and a third bedroom which is a large single. All of these rooms are served by a shower room at the end of the hall with a separate WC as well. The extremely large loft space offers great potential for conversion into further accommodation just as several neighbours have, again subject to the necessary consents of course.

Outside, the property continues to impress with mature gardens extending to the front, side and rear thanks to the large corner plot. The front garden is laid mainly to lawn with established planting whilst to the side there is a patio seating area positioned to enjoy the peaceful setting enclosed by stone walling. A summerhouse and useful utility outbuilding add further practicality here. The rear garden is a nice size with lawned areas, vegetable plots, two greenhouses and a timber storage shed creating an ideal space for keen gardeners or those simply seeking plenty of outside space.



At the bottom of the garden there is a block built single garage with power, light and side door access to the garden. In front of that is driveway parking currently for one vehicle with great potential to add further off-street parking in several areas of the plot if desired. Furthermore, the property is in a TZ11 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

The property has had a previous satisfactory mundic test but this will now be out of date for mortgage purposes. Prospective purchasers are advised to instruct a fresh test to satisfy themselves and/or their chosen lender.

This is an excellent opportunity to acquire a well-maintained bungalow in a convenient setting close to the heart of Truro, with wonderful views and huge potential for the next owner to make it their own. Viewing is highly recommended.



Bedroom 1



Bedroom 2



Bedroom 3





The Location

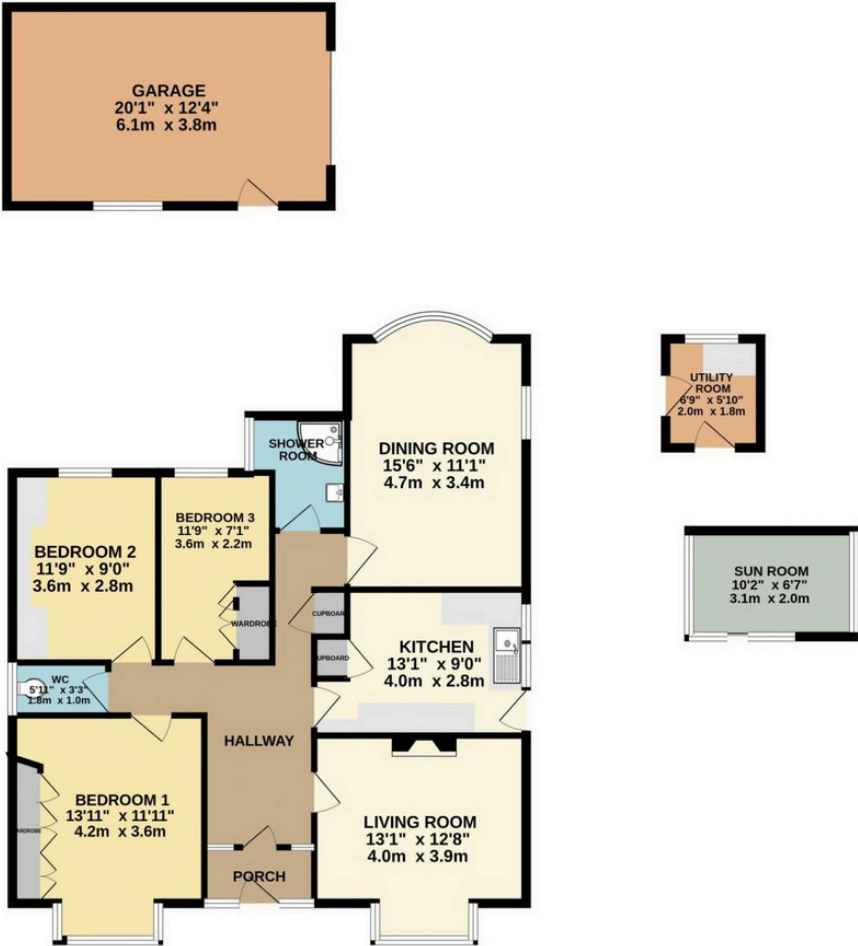
Salisbury Road is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain 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

GROUND FLOOR
1345 sq.ft. (124.9 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 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

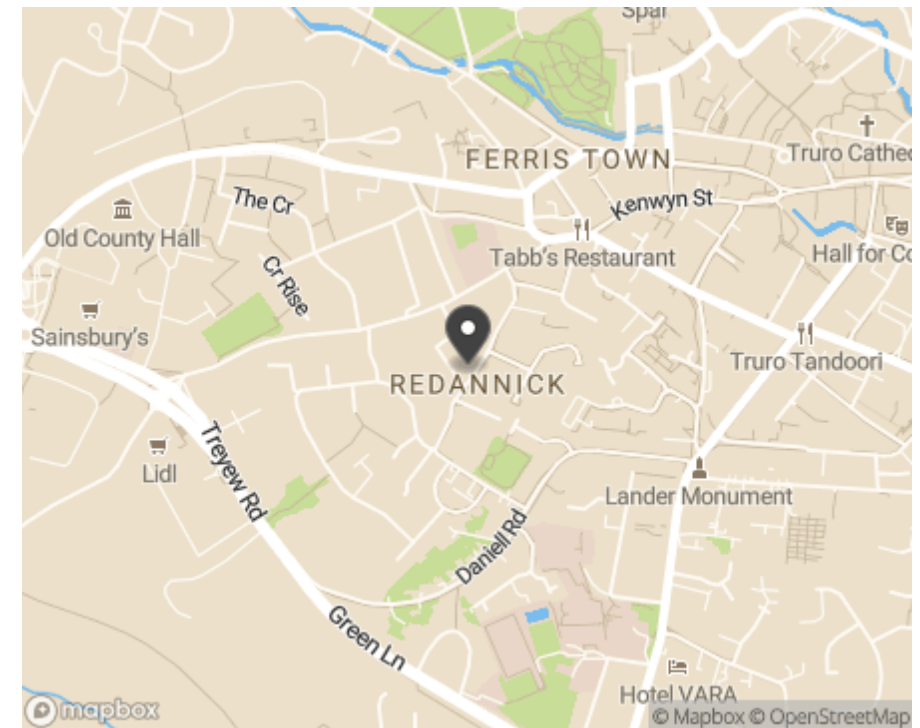
Council Tax Band: D

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

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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.