



2 Townsend Street



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Truro, Cornwall, TR1 3GL

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

Four bedroom, modern semi-detached family sized home with driveway parking and enclosed rear garden.

- Four Bedrooms
- Master En-suite
- Enclosed Rear Garden
- Freehold
- Ideal Family Home
- Off Street Parking x 2
- Popular Development
- Council Tax Band - D

Guide Price £350,000

LOCATION

The property is conveniently located within easy reach of Treliske Hospital, Richard Lander School, and Truro and Penwith College, making it perfectly placed for families and professionals alike. Truro City, the commercial capital of Cornwall, offers a vibrant mix of amenities including a wide range of independent and national retailers, pubs, cafés, bars, and restaurants, as well as a five-screen cinema and the renowned Hall for Cornwall Theatre. With its excellent transport links and a welcoming community atmosphere, Truro provides the ideal blend of city convenience and Cornish charm.

DESCRIPTION

A well presented, modern four bedroom semi-detached family home with private driveway parking to the immediate front and an enclosed garden at the rear with lawn and patio, ideally located on Townsend Street with a lovely children's play park close by and near to Treliske Hospital, Richard Lander School, Truro Prep, Truro Leisure Centre and local sports clubs.



Built in 2014, the property offers spacious and practical family sized living, including a comfortable living room at the front, a downstairs w.c and a modern fitted kitchen/ dining room to the rear providing access and views over the rear garden. Off the kitchen is a useful utility/ storage room. Upstairs there are four good-sized bedrooms with the principal bedroom benefiting from an en-suite shower room, with the family bathroom serving the remaining bedrooms.

To the rear, the secure, fenced garden provides an excellent space for children and pets, as well as for outdoor relaxation and entertaining. A patio area is directly accessed via French doors from the kitchen, with steps leading up to a lawn, complemented by established flower beds and attractive shrub borders. A convenient garden water tap is also provided.

Ideal family home or buy-to-let investment with internal viewing recommended.

SERVICES

Mains electricity, gas, drainage and metred water connected.

Broadband: Superfast up to 80 Mbps and Ultrafast up to 1800 Mbps (Ofcom).

Mobile phone: 02, EE, Three and Vodafone are likely (Ofcom).

Council Tax Band - D

Flood Risk - Very Low.

Conservation Area - No.

Satellite and Fibre - Sky and BT are available.

Annual management charge for the upkeep of the common area of the development is approximately £150.00.

VIEWINGS

Strictly by prior appointment via Stags Truro office.

DIRECTIONS

Leaving Truro towards Threemilestone via Highertown, before the roundabout and convenience store turn left into Navigator Way and then first left again into Penwethers Lane, take the first left once more into Townsend Street where the property can be found immediately on your right hand side identified by a Stags' for sale board.



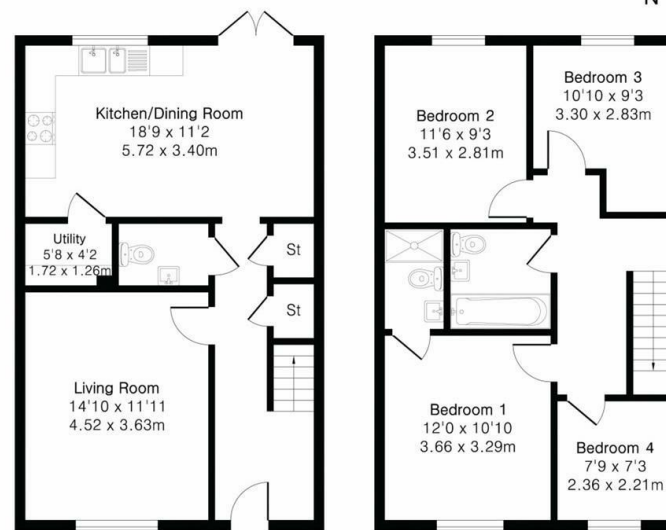
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Approximate Gross Internal Area 1158 sq ft - 108 sq m

Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 579 sq ft – 54 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	83
EU Directive 2002/91/EC			

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



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