

32 Yew Tree Court, Chy Hwel, Truro, TR1 1AF

£240,000

JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Three storey townhouse
- Stunning Grade II listed development
- 1 mile from the city centre
- Three bedrooms, master en-suite
- Sun facing private garden
- Plenty of allocated and visitor parking
- Overlooking beautiful communal grounds
- Video tour available







The Property





A wonderful opportunity to live in blissful surroundings within this historically important Grade II listed development in central Truro. A three-storey townhouse overlooking the stunning communal grounds and with a private garden and parking.

The accommodation in total offers 880 sq ft of high ceilinged, well-proportioned and interesting spaces all of which are presented beautifully. On the ground floor is an entrance hall leading to a light filled reception room with oak flooring, high quality bespoke fitted kitchen, integrated appliances and plenty of space for dining. Stairs lead down from this room to a lovely snug living room with oak flooring and a cosy feel, perfect for retiring to on an evening. A winding staircase leads to the first floor solely devoted to a great sized master bedroom with two large windows and en-suite shower room. Leading further up to the second floor there are two more good sized bedrooms enjoying far reaching views and a well-proportioned family bathroom as well as good sized loft storage above.

Unusually for properties within this development, there is a privately owned garden to the rear accessed from the kitchen/dining room with a lawn and planted beds enclosed by hedging and a lovely stone wall with wrought iron gate. This area has a South/West aspect so enjoys the sun for the afternoon and right in to the evening whilst overlooking the meticulously maintained communal grounds. There is also a small courtyard to the front of the house providing yet another space to enjoy this blissful environment. Parking is readily available by way of a private allocated space as well as extensive visitor parking bays which are located a stones throw from the front door.

This is an exceptional opportunity to live in this spectacular location within a truly superb home and we highly recommend an internal viewing.

The Location

Yew Tree Court really does offer the best of several worlds. This is peaceful living with bird song in gorgeous 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.













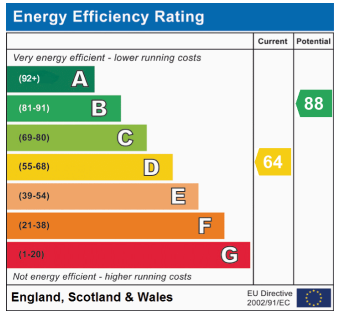






Property Information

Leasehold Terms: 999 year lease from 1998. £130 per year ground rent.
£1,990 per year service charge including upkeep of communal grounds, lighting, maintenance and insurances. Belmont Property Management.
Council Authority: Cornwall
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: Likely (all networks)
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.
Note: The property is Grade II listed.





Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preperation 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.



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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