



11 Tresawls Avenue, Truro, TR1 3LA  
£295,000



**JAMES CANE**  
THE TRURO ESTATE AGENT



# Key Features

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- Semi-detached 1930's bungalow
- Favoured residential location
- Two double bedrooms, bathroom
- Open plan living/dining plus kitchen & conservatory
- Front & rear gardens
- Driveway & garage
- No onward chain
- Video tour available





*A semi-detached bungalow in this favoured residential location in Western Truro. Well maintained two double bedroom accommodation with front and rear garden, driveway and garage. Available with no onward chain.*



# The Property

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This 1930's semi-detached bungalow has so much to offer a lucky buyer. Located in a great area of Truro offering peaceful residential living whilst being very convenient for the likes of the hospital, schools and public transport.

The accommodation comprises two double bedrooms, a bathroom, an open plan living and dining room with dual aspect windows, fully fitted kitchen and small modern conservatory to the rear. There is likely to be some cosmetic updating to personal taste but the property has been very well maintained over the years to include double glazing, gas central heating and a modern roof.

To the front of the property there is a lovely garden enclosed by hedging and planted beds with further outside seating space to the rear. The bungalow is one on the road that does have its own private driveway which leads to a gravelled area to the rear providing a space to turn the car around. To the very rear of the plot is a 'one and a half' sized garage and timber shed which need some renovation.

All in all this is a great opportunity, available with no onward chain and highly recommended.



# The Location

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Tresawls Avenue is situated West of the city centre in the Hightown/Gloweth area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. 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 5 minutes or a 30/35 minute walk. There are excellent transport links here with bus stops on Tresawls 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 Newbridge Lane Park and Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children.

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

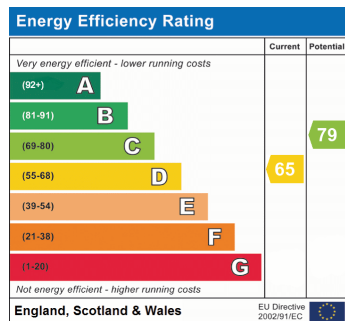
Council Tax Band: B

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

Mobile Signal Externally: Best Network EE – Good outdoor & variable in-home

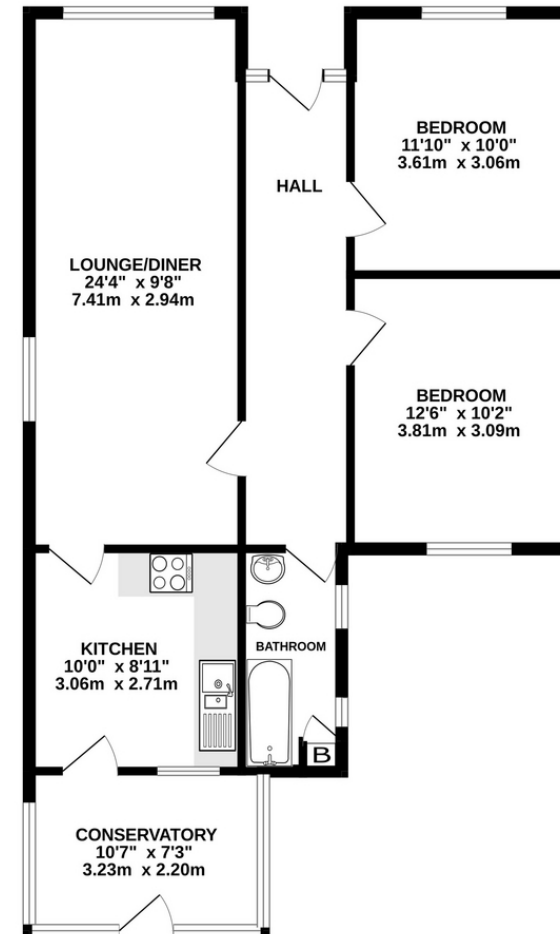
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

Note: The property has had a previous clear 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.



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  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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