



7 Tresawls Avenue, Truro, TR1 3LA

£285,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Semi-detached 1930's bungalow
- Favoured residential location
- Three double bedrooms, bathroom
- Living room, kitchen, sun room
- South facing rear garden
- Driveway parking
- No onward chain
- Video tour available



*A semi-detached bungalow in this favoured residential location in Western Truro. Well maintained three double bedroom accommodation with South facing garden and driveway.  
Available with no onward chain.*



# The Property

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 three double bedrooms, a bathroom, a cosy living room with wood burner, fully fitted kitchen with space for dining and a utility cupboard as well as a modern conservatory sun room. The large loft space is currently accessed via a hatch to the rear of the property and has been partially boarded and has a double glazed window – it's easy to see the potential conversion that this space could bring if more space is desired (subject to the necessary consents). The property is well presented throughout and has been maintained over the years to include double glazing, gas central heating and a modern slate roof.

To the front of the property there is a lovely South facing garden enclosed by hedging, planted beds and a low wall. There is good sized rear garden laid mainly with lawn bordered by established hedging, beds and trees.

There is a shared driveway that runs between 7 & 9 which leads to an off road parking space to the rear. There is great scope here to add additional parking to the front of the property at the sacrifice of the front garden, just as several neighbours have done. Furthermore, the property is in a TZ6 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The property has had a previous satisfactory mundic test (1996) but this will now be out of date for mortgage purposes.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.

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





# The Location

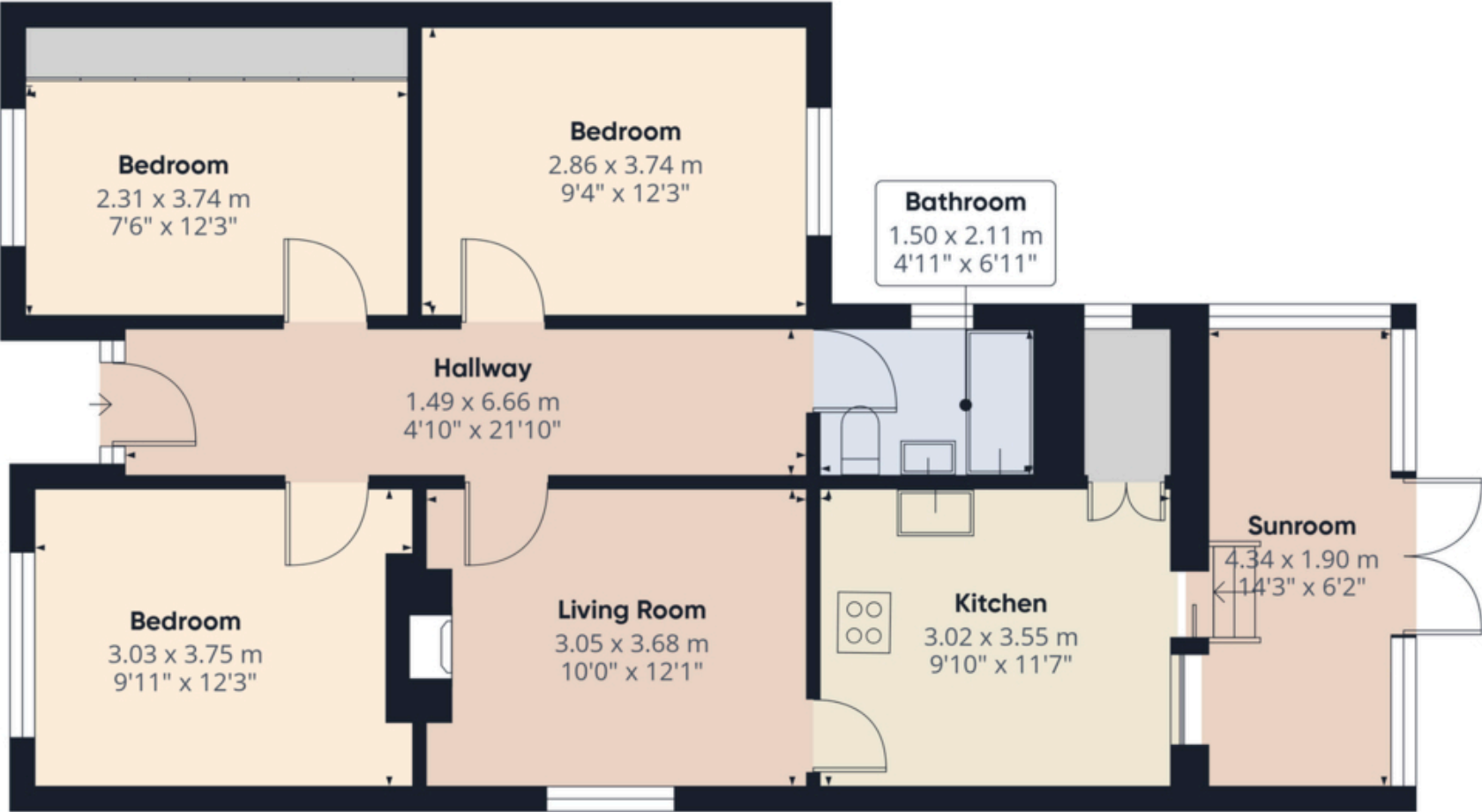
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Tresawls Avenue is situated West of the city centre in the Highertown/Gloweth area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local SPAR convenience store. Penwith college campus, 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.



# Floorplan



Approximate total area<sup>(1)</sup>  
77.4 m<sup>2</sup>  
833 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

# Property Information

Tenure: Freehold


Council Authority: Cornwall

Council Tax Band: B

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

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

