



20 Beechwood Parc, Truro, TR1 1FA  
£335,000

# Key Features

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- Attractive stone fronted family home
- Three double bedrooms, principle en suite
- Modern kitchen, dining room
- Sitting room, Family bathroom and downstairs WC
- South facing rear garden
- Garage and parking
- Short walk into Truro City Centre
- Video tour available



*A well presented, stone fronted, three storey townhouse - situated just moments from Truro City Centre. With three double bedrooms, a modern open plan kitchen/dining room, separate sitting room, garage and a low maintenance south facing rear garden.*



# The Property

Built just under 15 years ago and situated in a convenient location just a few moments away from Truro City Centre is this well presented and modernised family home.

The accommodation, which in total measures just under 1250sqft, comprises of an entrance hall which has a staircase leading to the first floor and door leading into the sitting room. The sitting room which is a lovely and light space, has a feature electric fireplace, attractive box bay window and doorway leading into the kitchen area. The kitchen, which is open plan to the dining room, has a window over looking the rear garden and is a very well appointed and modern space with a range of base and eye level gloss units with plenty of work surface area and under counter space for a washing machine/dryer. From the dining area, patio doors lead out onto the rear decking. Adjacent to the kitchen/dining area is a downstairs WC.

On the first floor, a large landing connects to two good size doubled bedrooms and a well appointed three piece family bathroom. A further stair case from the landing leads to the second floor which in itself feels like a self contained suite. This room has plenty of space for a large bed, TV and storage units, plus boasting integral wardrobe space, velux windows allowing in plenty of light and a 3 piece en suite shower room.



Outside, our clients benefit from two parking spaces. One to the front of the property and the other, to the side - in front its garage. To the rear and accessed via the double doors from the dining room, a raised decked platform which leads to the garages rear door. From the decking, steps lead down to the low maintenance, south facing rear garden. This is a wonderful space with a small area of astro lawn, plenty of undercroft storage and to the rear of the garden a beautiful pergola, perfect for outdoor dining, BBQs and entertaining.

In short, this property ticks a variety of boxes - modern living, short level walk into the City, large bedrooms, principle suite, south facing garden, parking and a garage. A viewing is highly recommended.



# The Location

Beechwood Parc is a popular residential estate located on the North/East side of Truro. This is peaceful and practical living in lovely surroundings whilst being less than a mile, or a 15 minute walk, to the city centre. 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.



# Floorplan

## Beechwood Parc, Truro

Approximate Area = 1092 sq ft / 104.4 sq m  
Garage = 154 sq ft / 14.3 sq m  
Total = 1246 sq ft / 115.7 sq m  
For identification only - Not to scale



# Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: C

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

Mobile Signal Externally: Vodafone and 02 good outdoor and variable in home.

Broadband: Ultrafast available - Max download 1800 Mbps. Max upload 220Mbps.

Garage tenure: Leasehold 999 Years from Feb 2012



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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.

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