



2 Townsend Street, Truro, TR1 3GL

£339,950



JAMES CANE

THE TRURO ESTATE AGENT

Key Features

- Available for sale with no onward chain
- 4 bedroom family home
- South east facing garden
- Driveway parking
- Kitchen/diner, living room, downstairs WC
- Family bathroom, Principle en suite
- Video tour available



Available for sale with no onward chain.

A modern, well presented, semi-detached 4 bedroom family home with driveway parking for two and a south east facing garden.



The Property

Built in 2014, this 4 bedroom family home offers well presented and spacious accommodation measuring almost 1,200 sqft plus the benefit of driveway parking for two vehicles and a south east facing garden - situated in a well sought after Truro location.

The accommodation comprises of a large entrance hall, which has stairs leading to the first floor and provides access to the property's living room, downstairs WC and kitchen/dining room.

The living room which is a large and bright space, has plenty of room for multiple sofas and has a large window overlooking the driveway. The kitchen is a well appointed room with a range of base and eye level pine effect shaker style units with black marble effect work surfaces. From the kitchen, double doors lead out to the rear garden and a separate door leads to the properties utility room, which currently houses a washing machine and dryer, plus cabinets for storage. Off the hallway is a 2 piece WC room.

Upstairs, 4 good size bedrooms and a family bathroom can be found. The principal bedroom, which is situated at the front of the house and is a large double, has the benefit of a 3 piece en suite shower room. Bedroom 2, which is another good size double over looks the rear garden. Bedrooms 3 and 4 are both generous size bedrooms with bedroom 4 currently being used as a music room. The family bathroom is a well appointed 3 piece suite with a pedestal wash hand basin, WC and panelled bath with shower over and tile surround.

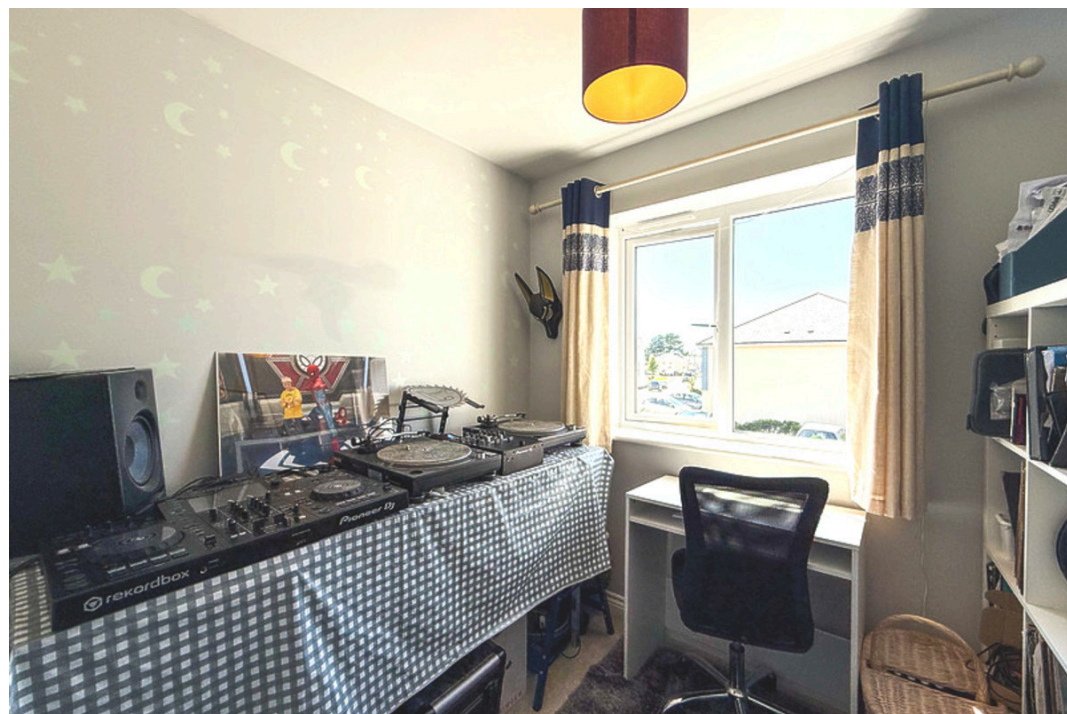
To the front, driveway parking for two vehicles and side access via a gate to the rear garden. This side access allows plenty of space for a small shed, bike storage and logs. To the rear, a well planted level lawn garden with an area of patio, boarded by high fencing, an array of flowers and shrubs and also housing a large shed.

A really great family home - in well presented order with 4 bedrooms, 3 WC rooms and 2 reception rooms - available for sale with no onward chain - a viewing is wholeheartedly recommended.









The Location

Pen An Dre is situated around 1.5 miles from the city centre in the Highertown 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 less than 5 minutes or a 25 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. The estate also has its own play area located less than 200 yards from the property.

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.

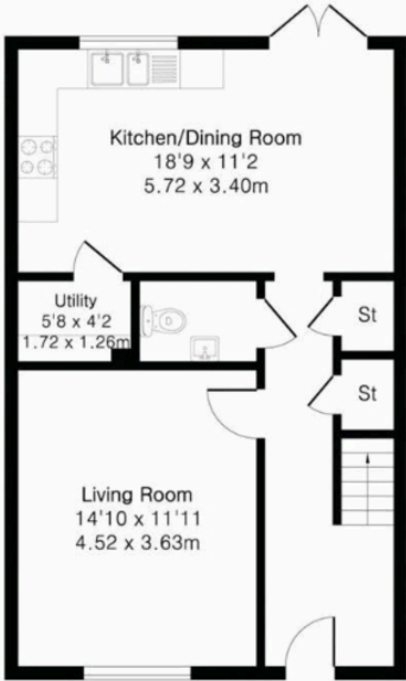


Floorplan

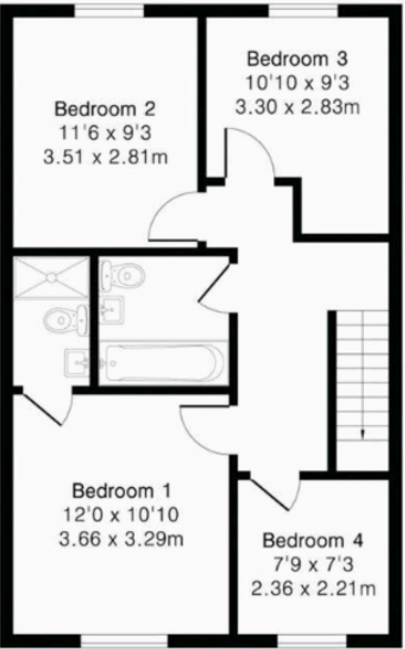
Approximate Gross Internal Area 1158 sq ft - 108 sq m

Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 579 sq ft – 54 sq m



Ground Floor



First Floor

Property Information

Tenure: Freehold

Estate charge: £120.00 per annum.

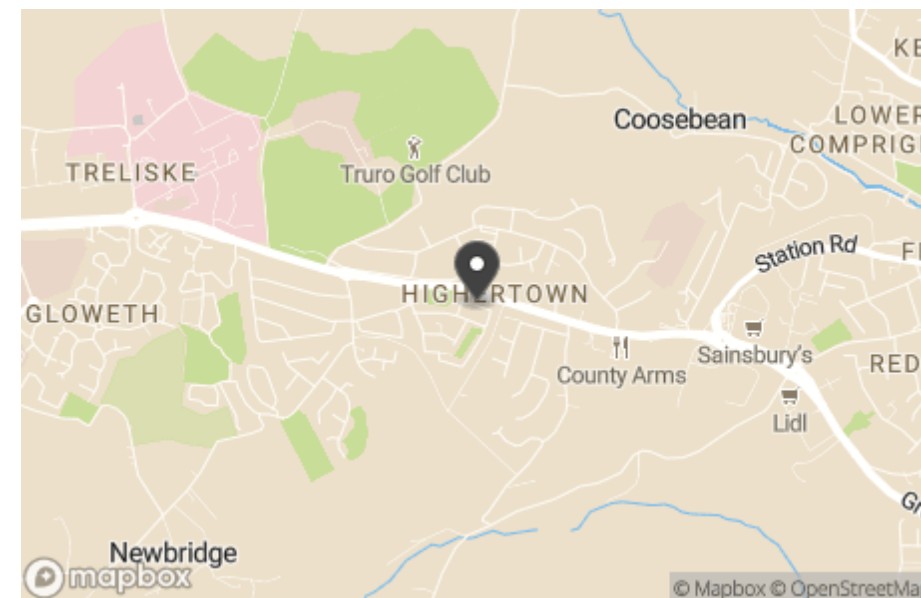
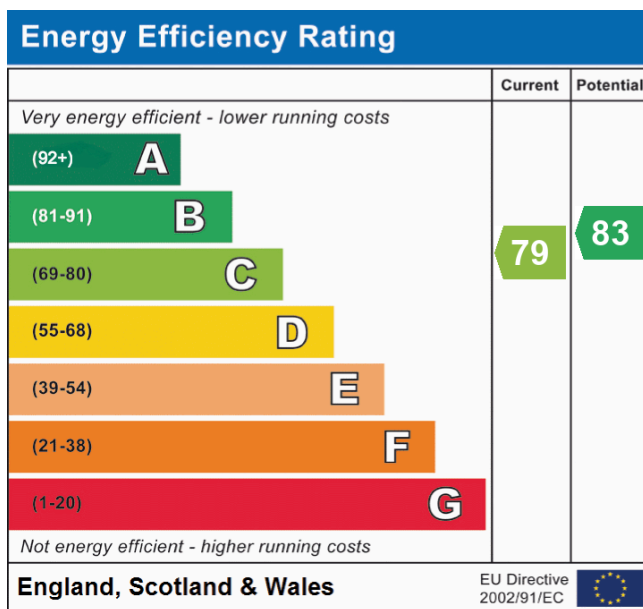
Council Authority: Cornwall Council.

Council Tax Band: D

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

Mobile Signal: Best network - Vodafone (good outdoor and indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.



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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