



28 Truthan View, Trispen, TR4 9AS
£375,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern semi-detached house
- Convenient village near Truro
- Four bedrooms, three bath/shower rooms
- Living room, kitchen/diner, WC
- Well presented throughout
- Level low maintenance garden
- Single garage plus parking for 4/5 cars
- Video tour available



A spacious modern semi-detached house in the village of Trispen just outside Truro. Complete with four bedrooms, three bathrooms, single garage and parking for 4/5 cars.



The Property

A spacious modern semi-detached house in the village of Trispen just outside Truro. Complete with four bedrooms, three bathrooms, single garage and parking for 4/5 cars.

Entering the property an entrance hallway gives a warm welcome with space for coats and shoes as well as a useful WC. The spacious living room is to the left with window to front aspect and glazed double opening doors to the rear. A stunning free standing wood burner provides a focal point to the room, perfect for those cosy nights in. To the right of the house is the fully fitted kitchen with lots of storage, integrated appliances and window to front aspect. This room is open plan to the dining area with plenty of space for a large table, understairs storage and glazed double opening doors providing another seamless access to the garden.

The first floor provides access to the master bedroom which has been cleverly partitioned to provide a double bedroom and generous separate dressing area as well as enjoying the use of a great sized en-suite shower room. On this level there is another double bedroom with countryside views and a family bathroom. The second floor provides access to the two more bedrooms (both great sized doubles) with a shower room set in the middle. From this top floor the countryside views are even more appealing.

Outside there is a lovely level low maintenance garden with a patio area, laid with lawn and planted beds enclosed by fencing with established trees and planting providing a great deal of privacy. There is also outside power and a side gate. To the rear the property has the added benefit of a single attached garage with power, light and pitched roof storage as well as parking in front and to the side for 4/5 cars if needed, a huge rarity for this type of home.

This is a wonderful family home which offers little to nothing to do on move in day, spacious accommodation, lovely garden and plenty of parking. Highly recommended for viewing without hesitation.

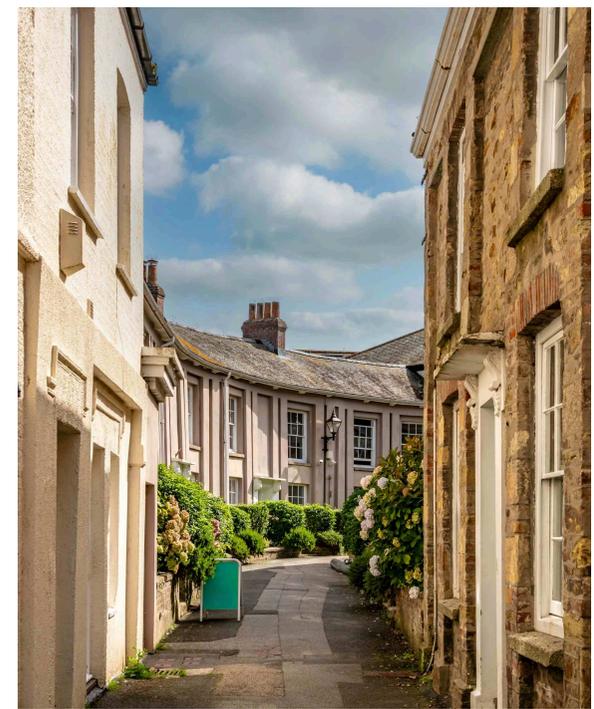




The Location

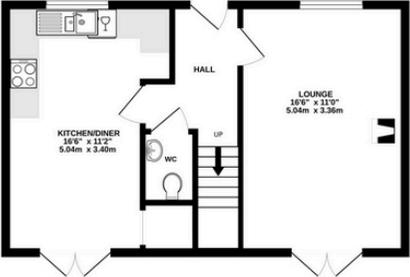
Truthan View was built around 2012 and is a smaller development of modern houses set around various cul-de-sacs as well as a spacious communal green with bench seating. Trispen, located 3 miles North of Truro, has a great community spirit and offers amenities including a village store, community centre, village hall, two churches and medical centre. There is a primary school in the village and Penair Secondary School is around 5 miles away. You have great convenience for Truro being less than a 10 minute drive from the city centre with buses heading to and from on a regular basis. The A30 is very easily accessible within 5 minutes meaning the wider county of Cornwall is easy to reach in both directions. The village is surrounded by truly wonderful countryside in all directions with so many scenic walks on your doorstep. You are equidistant between the North and South coasts here with Perranporth beach only being a 15 minute drive away and offering three miles of soft golden sand.

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

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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.

Property Information

Tenure: Freehold

Estate Charge: £165 per annum

Council Authority: Cornwall

Council Tax Band: E

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

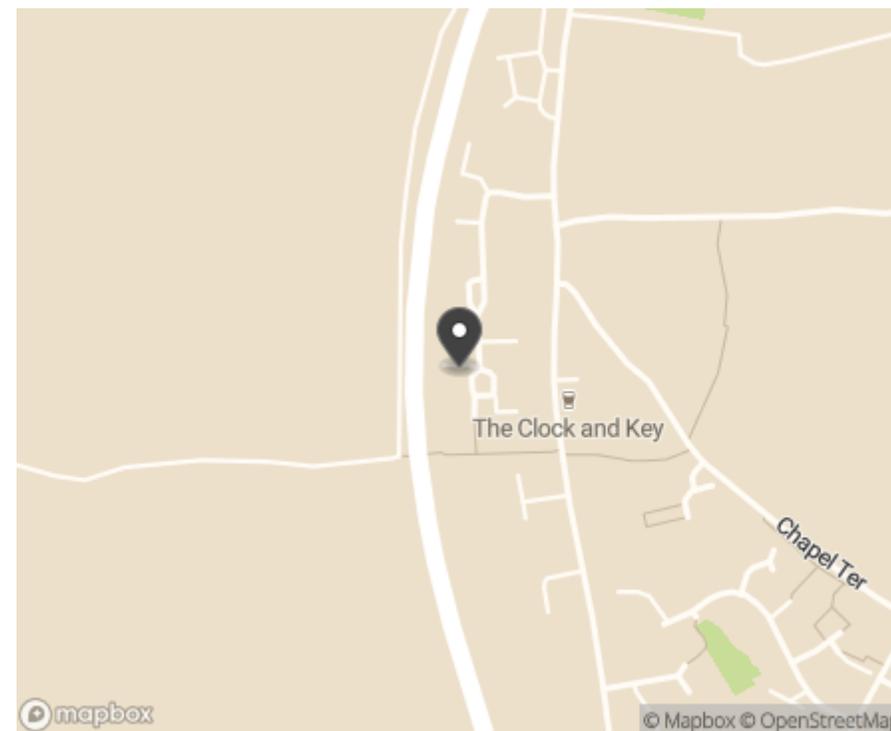
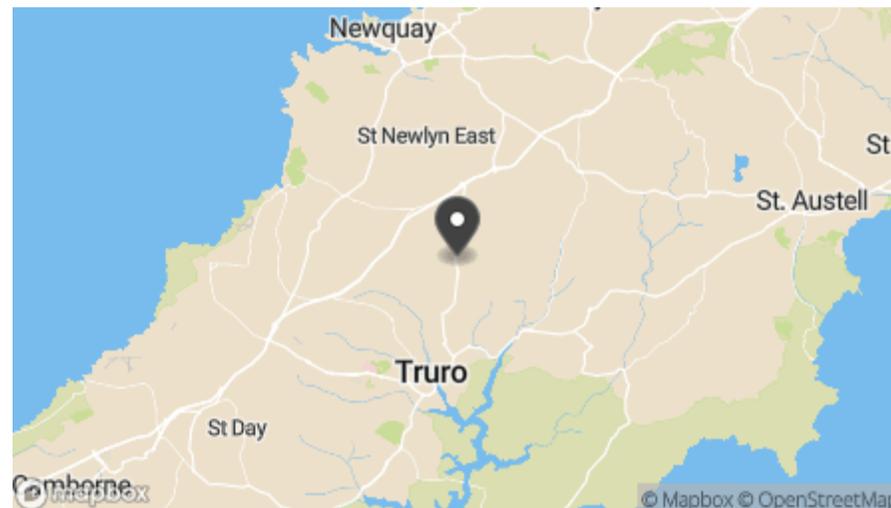
Mobile Signal: All networks – good outdoor

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



07864 756521
 info@jamescaneproperty.co.uk
 www.jamescaneproperty.co.uk