



7 Holly Close, Threemilestone, Truro, TR3 6TX
Offers in the region of £220,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- No onward chain
- West facing garden
- Driveway parking for two
- Large sitting/dining room, kitchen
- Two bedrooms, family bathroom
- Close to village amenities
- Video tour available



Available for sale with no onward chain - A well proportioned 2 double bedroom mid terraced home situated in the heart of Threemilestone. Well presented accommodation complete with a west facing garden and two parking spaces.



The Property

Located in the centre of the popular village of Threemilestone, close to Truro, but with immediate village amenities and the countryside on your doorstep, Holly Close is a superb road in a lovely location.

The property's accommodation has a great flow and is well proportioned. It comprises a good-sized entrance hallway, which in turn connects to the kitchen and sitting room, with stairs leading to the first floor.

The kitchen is a well-appointed room with a range of base and eye-level pine units, with under-counter space for a dishwasher and washing machine/dryer. There is also space for a freestanding fridge/freezer and a window overlooking the parking area. The sitting room is a lovely and light space with plenty of room for a large sofa and dining table, plus the benefit of double doors leading out onto the west-facing rear garden.

Upstairs, there are two good-sized double bedrooms and a family bathroom. The principal bedroom, which overlooks the front elevation, has integral storage space, plus plenty of room for a large bed and desk. The smaller, but still good-sized, second bedroom overlooks the rear garden and has plenty of space for a bed and multiple wardrobes/chests of drawers. The family bathroom is a well-appointed three-piece suite with a panelled bath and shower over, WC and pedestal wash hand basin.

To the front, the property benefits from two parking spaces, which are directly opposite the property. To the rear, there is a private and secure west-facing lawned garden – perfect for capturing the evening sun.

In all, a really great home for first-time buyers or investment buyers alike, and available with no onward chain. A viewing is wholeheartedly recommended.





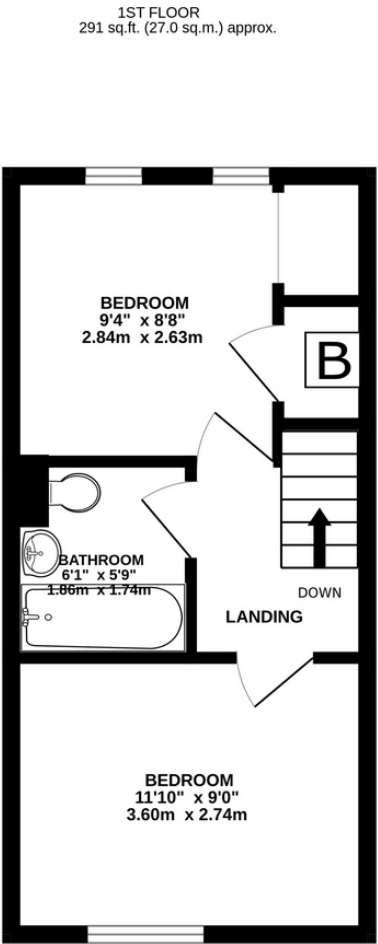
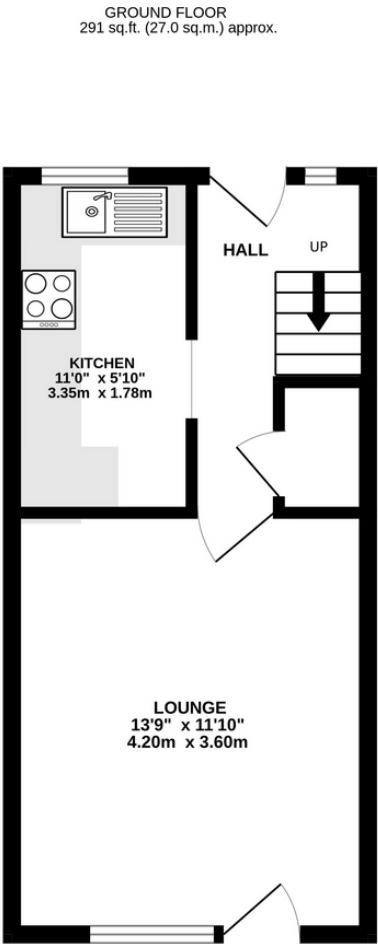
The Location

Holly Close is situated in Threemilestone and is circa 4 miles West from the city centre and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and a local Costcutter convenience store. The village of Threemilestone is less than half a mile away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take around the same. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis.

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

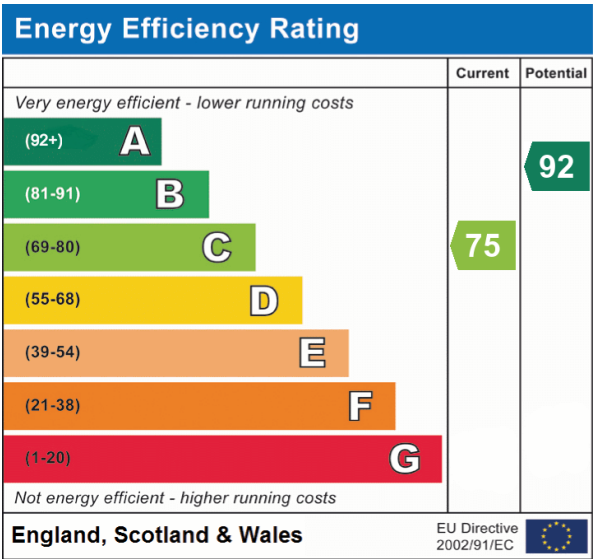


TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

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.
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Property Information

Tenure: Freehold
Council Authority: Cornwall Council
Council Tax Band: B
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Best network EE - good outdoor and variable in home.
Broadband: Superfast available. Max download - 80Mbps. Max upload - 20Mbps.



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.

