



13 Lower Redannick, Truro, TR1 2JW  
£375,000

# Key Features

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- Well presented accomodation
- 3 bedrooms, 2 reception rooms
- Kitchen, Utility/downstairs WC
- Family shower room and separate WC
- Driveway parking for 3 vehicles, garage
- West facing lawned garden
- Level walk into city centre
- Video tour available



*A very well presented 3 bedroom, 2 reception room family home with driveway parking for 3 vehicles, garage and a level lawn west facing garden.*



## The Property

A very well presented 1960s 3 bedroom semi detached house situated in a lovely and tucked away spot near the heart of Truro City centre.

From the front door, a good size hallway provides access to all of the downstairs rooms and has stairs leading to the first floor. The kitchen is a modern and beautifully appointed double aspect room with a range of teal blue base and eye level units with white granite effect work surfaces and includes an integral oven with extractor over, dish washer, sink, space for a fridge/freezer and a window overlooking the rear garden. The dining room, which has historically been used as a fourth bedroom, is a lovely room with a feature gas fireplace and doors leading to the rear decking/garden. The living space is a wonderfully light, double aspect room with feature gas fireplace. Just off the hallway our client has cleverly created a downstairs WC and utility room, conveniently next to the kitchen.

Upstairs, 3 good size bedrooms, a family bathroom and a separate WC can be found. The principle bedroom is a great size double bedroom with two built in wardrobes with mirror sliding doors, naturally lit by one window overlooking the front lawn and another window overlooking the rear garden. Bedroom 2 and 3 both have built in wardrobes, with bedroom 2 overlooking the rear garden and bedroom 3 overlooking the driveway. The family bathroom is a beautifully appointed space with a panel bath, walk in glass surround shower and sink with cabinet storage - decorated wonderfully with tile surround and decorative flooring. Adjacent to this room is a separate WC.

To the front of the property, a recently completed tarmac driveway which has space for three vehicles and provides access to the properties garage. The property also has an EV charger and an area of two lawns boarded by beautiful high hedging, a central walkway to the front door and an array of specimen plants, flowers and shrubs.

To the side, an area for bins/small storage boxes and walkway to the rear garden. The rear garden, which currently houses a large shed, is a lovely and level west facing space, with an area of lawn and surrounded by an array of flower beds and Japanese banana trees.

In all, a really fantastic home - which is presented beautifully and boasts plenty of parking, versatile accommodation and a lovely garden - a viewing is highly recommended.



# The Location

Lower Redannick Lane is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere with great thanks to the position overlooking a playing field and allotments. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Redannick Playground being literally over the road whilst the Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station nearby.

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.



# Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: C

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

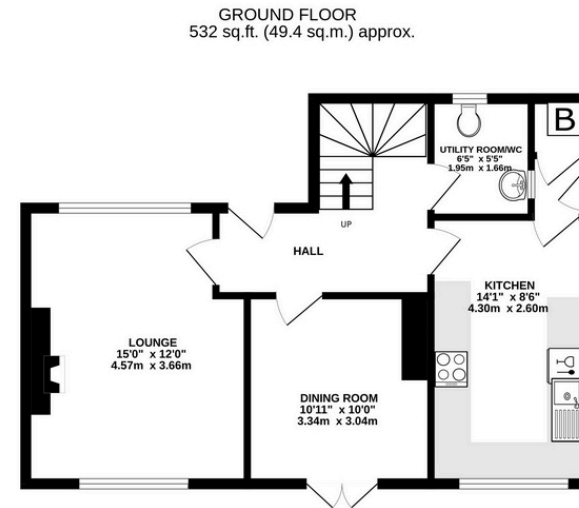
Mobile Signal Externally: EE and 02 Good outdoor and in home.

Broadband: Ultrafast available. - 1800Mbps max download - 1000Mbps max upload.

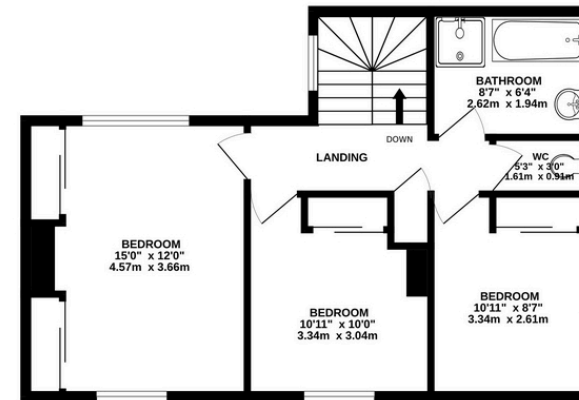
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	73	79
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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