



1 Killigrew Gardens, St Erme, Truro, TR4 9BT
£225,000

Key Features

- End of terrace house
- Popular village location close to Truro
- Well presented throughout
- 2 Bedrooms, family bathroom
- Kitchen/dining room
- Living room with underfloor heating
- Good sized south west facing landscaped garden
- Large garage/workshop
- Video tour available



A modernised and well presented 2 bedroomed, end of terrace house situated in a quiet village location on the outskirts of Truro, with a south west facing rear garden and a separate large garage/workshop.



The Property

A circa 1970's, very well presented and updated end of terrace house situated in a convenient location in the popular village of St Erme.

The accommodation on the ground floor comprises an entrance porch, a cosy living room with underfloor heating. A fully fitted and recently decorated shaker style kitchen with dining area and a window overlooking the rear garden. On the first floor the landing provides access to two good sized double bedrooms with integrated storage/wardrobes and a family bathroom.

To the front is a good size hard landscaped garden with planted shrubs and to the side, the property boasts the ownership of the developments old 'site office' as its garage. Inside and measuring a 23'1 X 17', is an extremely useful space that could be used for a variety of reasons or income potential (subject to the necessary planning approval) but is currently used as a gym, utility room and storage space.

All in all this house would suit a variance of buyers especially those who want to be able to reach Truro City centre in just a few minutes or be able to hop onto the A30 quickly.



The Location

St Erme is a village connected to Trispen, located 3 miles North of Truro. The village 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.



Property Information

Tenure: Freehold

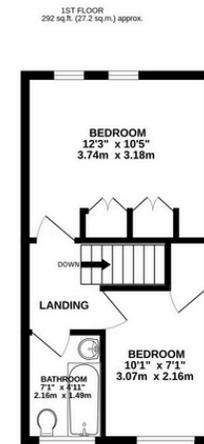
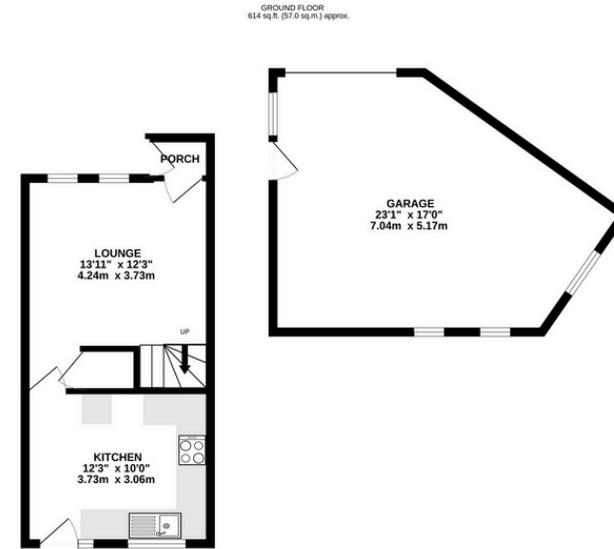
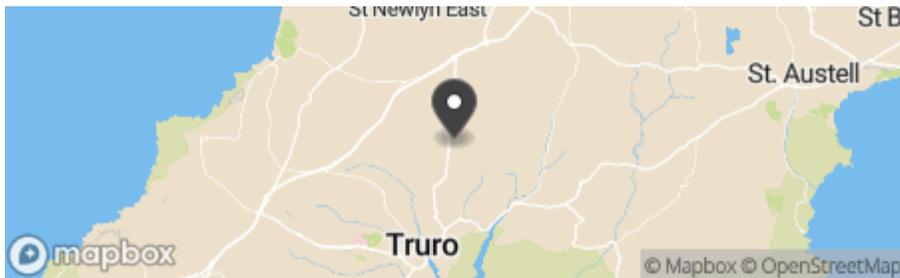
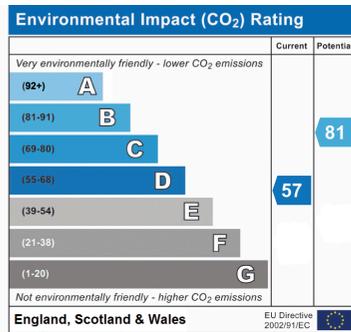
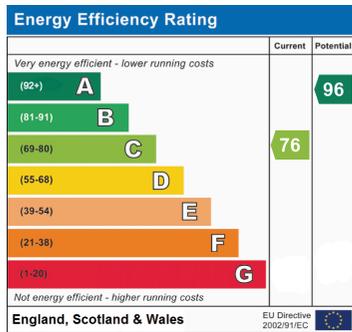
Council Authority: Cornwall

Council Tax Band: B

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

Mobile Signal Externally: All networks good outdoor.

Broadband: Super fast available. Max Download 80Mbps. Max Upload 20Mbps.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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