



6 Gwendroc Close, Truro, TR1 2BX
£385,000

Key Features

- Semi-detached house
- Cul-de-sac location
- Three bedrooms, family bathroom
- Two reception rooms, kitchen, utility
- Recently renovated
- Corner plot garden
- Garage & Parking
- Video tour available



*A recently renovated semi-detached house in a cul-de-sac location close to central Truro.
Well presented three bedroom accommodation with large
corner plot garden, garage & parking.*



The Property

A fantastic semi-detached house in a quiet cul-de-sac location whilst being close to central Truro. Benefitting from a renovation between 2019 and 2021 in several areas including a new roof, new doors and most of the windows, kitchen and bathroom replacement, cosmetic updating, installation of gas central heating and a full electrical re-wire.

Entering the property a spacious entrance hallway with wood effect tile flooring provides a practical and welcoming area with doors leading to both reception rooms. The living room is a great space running the full length of the property with dual aspect windows to front and rear. A gorgeous parquet floor runs throughout and a feature fireplace provides a focal point to the room. The dining room is accessed off the entrance hall and living room and has wood laminate flooring, window to rear aspect, integrated storage and shelving as well as space for a good sized dining table and chairs. An open block archway provides access to the long galley kitchen which has been finished in a beautiful farmhouse style with quartz worktop and tiled splashback. A range of base and eye level units have integrated appliances including an electric cooker, gas hob, fridge/freezer and dishwasher. There is a window to side aspect and modern part glazed stable door opening to the rear garden. At the other end of the kitchen a door opens to a utility area with a sun tube flowing in natural light, plumbing and space for washing appliances and a useful door opening directly to the front pathway – perfect for those muddy boots or paws!

On the first floor a landing provides access to all three bedrooms and the family bathroom whilst having access to the great sized loft space above. The main bedroom is at the front of the property and is a large double with integrated storage and large window to front aspect enjoying an excellent view of Truro cathedral, the viaduct and countryside beyond. The second bedroom is located to the rear, another good double with integrated storage and a window overlooking the garden. The third bedroom is a great single bedroom with window to front aspect and large integrated storage cupboard. The family bathroom has been finished to a high standard with two windows to side aspect and integrated storage cupboard. A three-piece white suite comprises WC, basin, L shaped bath with dual head shower over and is complimented by stylish tiling and a heated towel rail.



The garden of this house is a real standout space with the house benefitting from a corner plot and a much larger outside space than you might expect. Enjoying a sunny aspect right through the day the garden wraps around the rear and side with areas of lawn, patio, planted beds, established trees, vegetable patch and lovely brick archway bbq area. There is also useful gated side access to the front of the property offering practicality for bikes etc whilst also feeling very secure. The side area of the garden holds lots of potential for further extension to the property if desired, subject to the necessary consents.

Located about 50 yards from the property is a single garage in a block of three with up and over door and off road parking for one vehicle in front. Furthermore, the property is in a TZ16 residents parking zone allowing each property access to permits to allow for on street parking for personal use and visitors – ask for details on pricing.

This is a super family home with little to nothing to do on move in day, fantastic outside space, practicality of garage & parking whilst all being in a lovely location a walk from the city centre – wholeheartedly recommended!





The Location

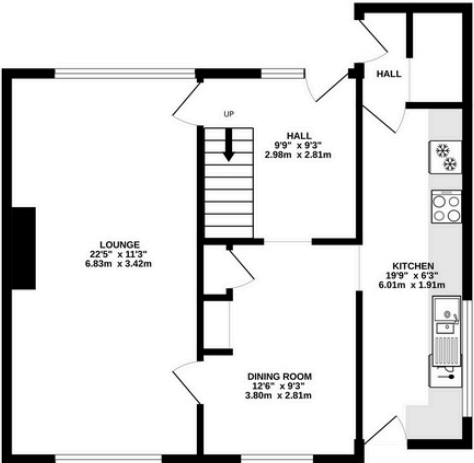
Gwendroc Close is a fantastic address in central Truro – it enjoys an incredibly peaceful atmosphere thanks to its private cul-de-sac position but with the convenience of the city on your doorstep. You can walk into town within 10 minutes via a pleasant footpath nearby to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school, Truro High School and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be at the hospital in less than 10 minutes on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions 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.

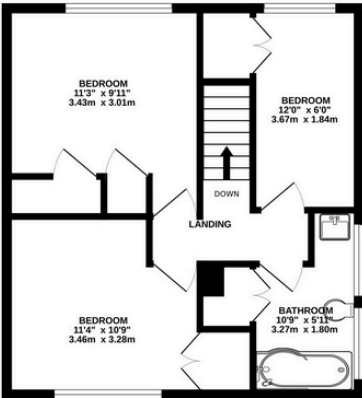


Floorplan

GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 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


Council Authority: Cornwall

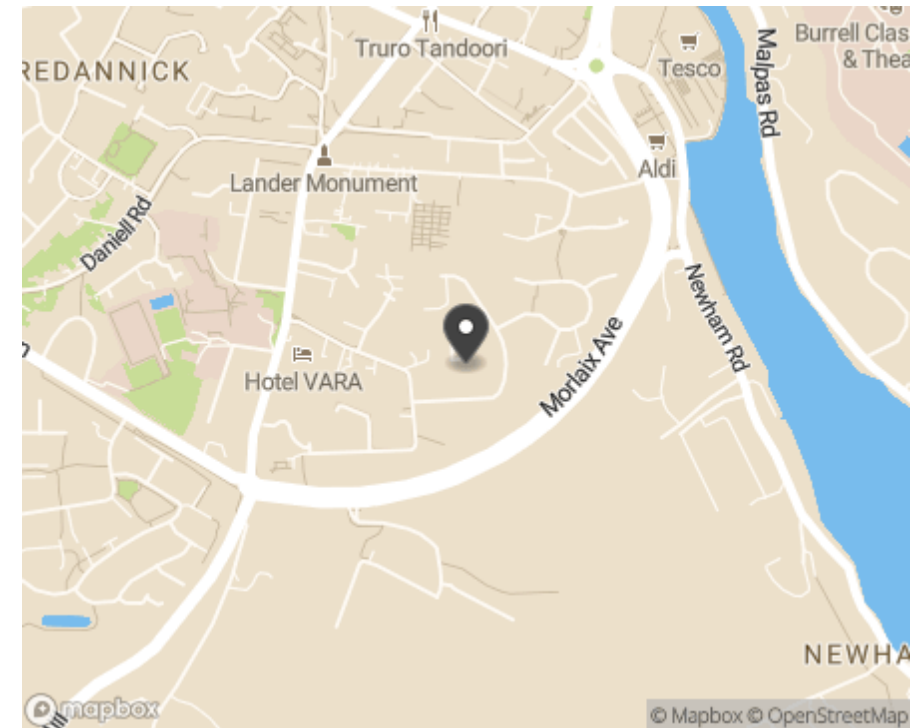
Council Tax Band: D

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

Mobile Signal: All networks – (good outdoor & variable indoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(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.