



5 Bowder Hynshorn, Truro, TR1 2GS
£259,950



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern mid terrace home
- Favoured estate, half mile from city
- Well presented throughout
- Two double bedrooms, family bathroom
- Open plan kitchen/living room
- West facing rear garden
- Tandem parking for two vehicles
- Video tour available



A modern mid terrace house situated in a favoured location just half a mile from the city centre. With well presented two bedroom accommodation, West facing garden and driveway parking for two.



The Property

This is a great opportunity to purchase a modern, 2022 built, mid terrace house on this favoured estate half a mile from the city centre.

The accommodation is well presented throughout and comprises an entrance hall, open plan kitchen/dining/living room, two double bedrooms and a well-appointed family bathroom. On the ground floor off the living space there is a WC which is currently being used a utility cupboard. The living room has patio doors leading out to the rear terrace and garden. The kitchen, which is well appointed has a breakfast bar and window over looking the front of the property.

Outside, a good size rear garden faces West and enjoys the afternoon sunshine right into the depths of the evening. The sellers have landscaped this space wonderfully to create a stunning raised patio terrace with plenty of space for al-fresco dining and entertaining with a lower gravel area. Our clients plan to create a small raised bedded area ready for new owners to enjoy. The lower garden currently houses a large shed and also has a gravelled walkway which connects to the properties off-street tandem parking spaces.

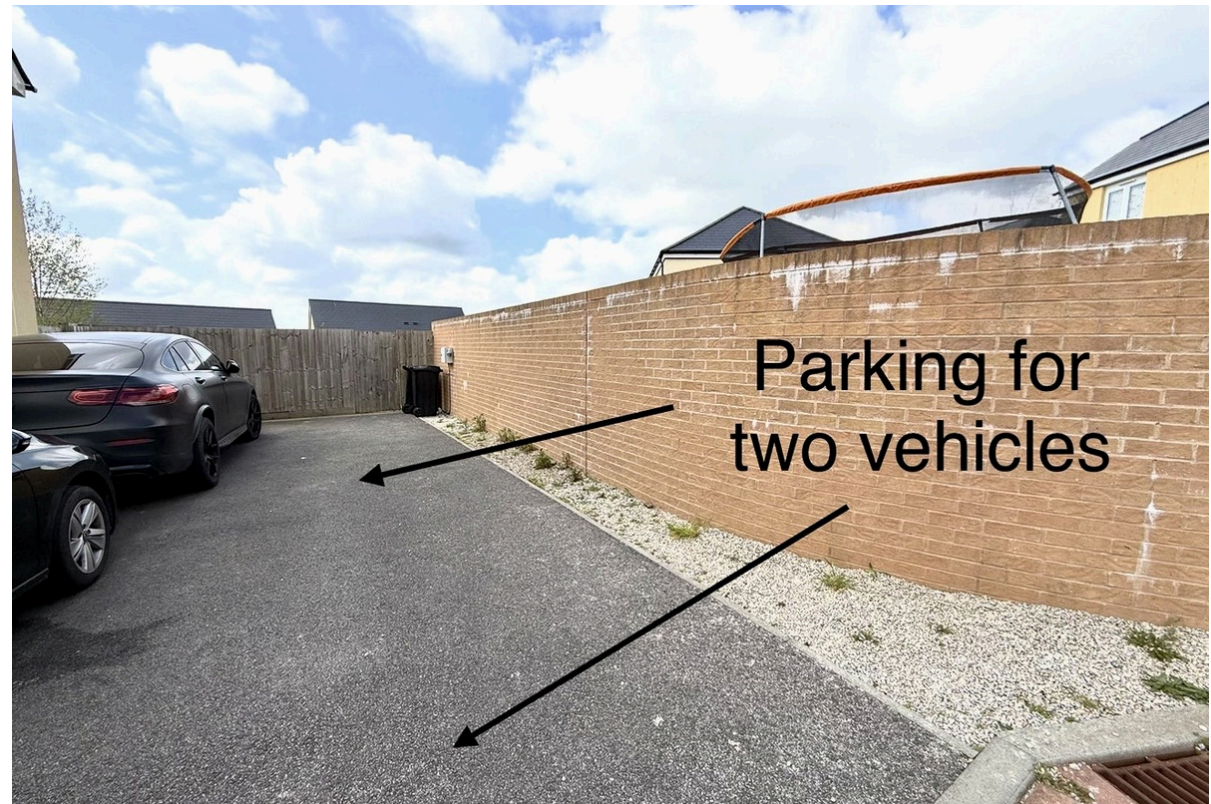
This is a superbly presented and low maintenance home ready to move in to and enjoy from day one.



The Location

Copperfields is a modern estate built within the last 10 years that has proven to be a very popular place to live. This is a great blend of peaceful residential living on the edge of gorgeous countryside whilst only being a half a mile (15 minute walk) from the city centre. Located on the Southern side of the city and being particularly convenient for supermarkets such as Sainsbury's, Lidl and Aldi. Schooling is readily available with all of Truro's well renowned primary options within catchment as well as the option of two secondary schools as well as Penwith college campus. Heading out of town you'll be on to the A30 in around 15 minutes, driving in to town will take less than 5 minutes and this position is particularly convenient for travelling along the Truro to Falmouth 'corridor' being in the popular harbour town in around 20/25 minutes. There are excellent transport links here with bus stops on Green Lane heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature with countryside walks on the doorstep and green spaces such as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

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

Estate Charge: £200 per annum.

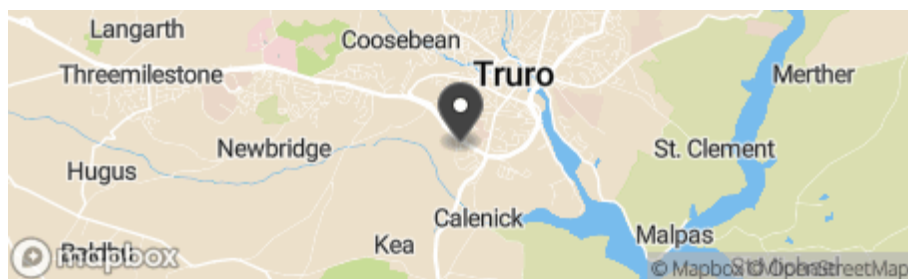
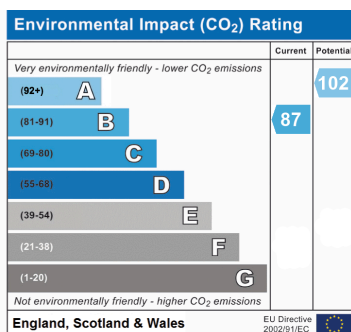
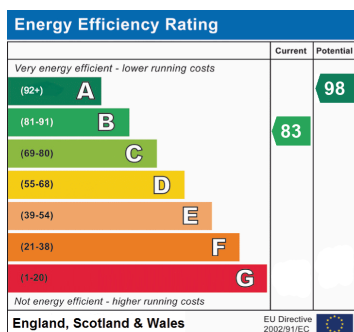
Council Authority: Cornwall Council

Council Tax Band: B

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

Mobile Signal Externally: Vodafone and EE - Good outdoor and in-home.

Broadband: Ultrafast available. Max Download 1000Mbps. Max Upload 1000Mbps.



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.

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