



7 Bownder Hynshorn, Truro, TR1 2GS
£274,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Modern end terrace home
- Favoured estate, half mile from city
- Beautifully presented and upgraded
- Two double bedrooms, bathroom
- Open plan kitchen & living room
- Stunning West facing garden
- Tandem parking for two vehicles
- Video tour available



A modern end of terrace house in a favoured location half a mile from the city centre. Stylish two bedroom accommodation with a stunning West facing garden and parking for two.



The Property

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

The accommodation comprises an entrance hall, open plan kitchen/dining/living room, two double bedrooms and a well-appointed bathroom. On the ground floor off the living space there is a utility cupboard which has been converted from an original downstairs WC and this could easily be reinstated if desired. The accommodation is beautifully presented throughout with upgrades at every turn including luxury tiling, wood panelling and fitted wardrobes to name just a few.

Outside the surprisingly large 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 and planted beds. To the side of the house there is off-street tandem parking for two vehicles and a useful side gate to the garden from this area.

This is an incredibly stylish, 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 Tax Band: B

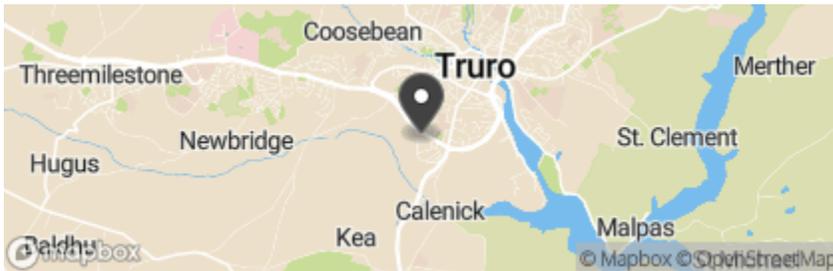
Services: Mains water, drainage, electric and gas are all connected.

Mobile Signal Externally: Likely (all networks)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92+) A	101
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	
EU Directive 2002/91/EC	



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

First Floor

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.