



5 Redannick Lane, Truro, TR1 2DF  
£485,000

  
**JAMES CANE**  
THE TRURO ESTATE AGENT

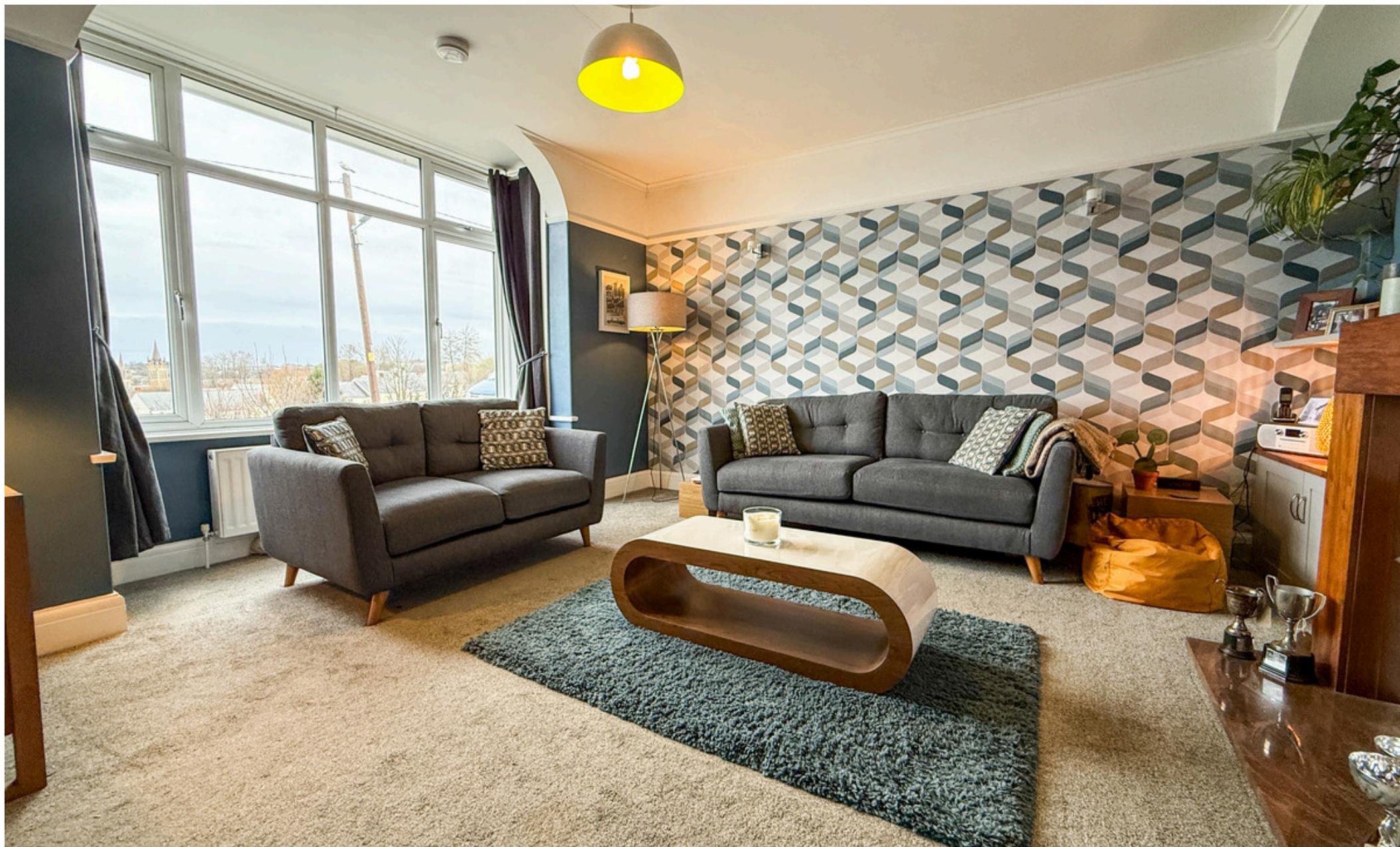
# Key Features

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- Substantial detached property
- Close to city centre
- Over 1,600 sq ft well presented accommodation
- Three bedrooms, master en-suite, attic conversion, family bathroom
- Large living room, excellent kitchen/dining room, study area
- Landscaped rear garden
- Large garage & driveway parking
- Video tour available



*An individual, substantial and wonderfully presented detached property in a great location close to the city centre. Over 1,600 sq ft of accommodation complete with landscaped garden, large garage and off street parking.*



# The Property

There is so much more to this property than meets the eye from a cursory viewing from the road. The original 1930's bungalow has been extended, reconfigured and meticulously renovated by our clients to create a substantial family home. The accommodation measures over 1,600 sq ft and is very well presented throughout with nothing to do on move in day.

A useful glazed entrance porch provides a lovely welcome to the home where an inner hallway provides access to all of the ground floor rooms. The first reception space is an incredibly spacious living room with box bay window to front aspect flooding in natural light and providing far reaching views over Truro and its cathedral. The second reception space is a large open plan kitchen and dining room with fully fitted modern appliances, integrated appliances, impressive gas range cooker and a family friendly central island. There is plenty of space for a large dining table here and this room enjoys views of the rear garden through the window to rear as well as an access door out to the side decked seating area.

Sleeping space is very well catered for here with three double bedrooms as well as an excellent loft conversion and modern and stylishly fitted family bathroom. The master bedroom is tucked in the rear corner of the property which affords a great deal of privacy whilst having the benefit of glazed double opening doors directly accessing the rear garden – perfect for that morning coffee! There is also a generous en-suite shower room and dressing area as well. The second bedroom is a large double located to the front of the home with a third bedroom providing another decent double on this level. Stairs rise from the kitchen/diner to the converted loft space which has been cleverly split into a study area with Velux window and storage space as well as a large room with Velux windows to front and rear.

Outside the property has two areas of garden, a large decked seating area providing great al-fresco dining options straight off the kitchen. To the rear is a landscaped space laid with lawn, planted beds, high fencing giving privacy and another decked seating area. Both outside areas face South and so enjoy sunshine throughout the day. There is gravelled driveway parking for three vehicles to the front of the property and a large detached garage to the rear with pitched roof storage and rear access door to the garden. Furthermore, the property is in a TZ11 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 fantastic opportunity for those needing a spacious property with no work to do, pleasant outside areas, plentiful parking and all whilst being close to the city centre – recommended without hesitation.





# The Location

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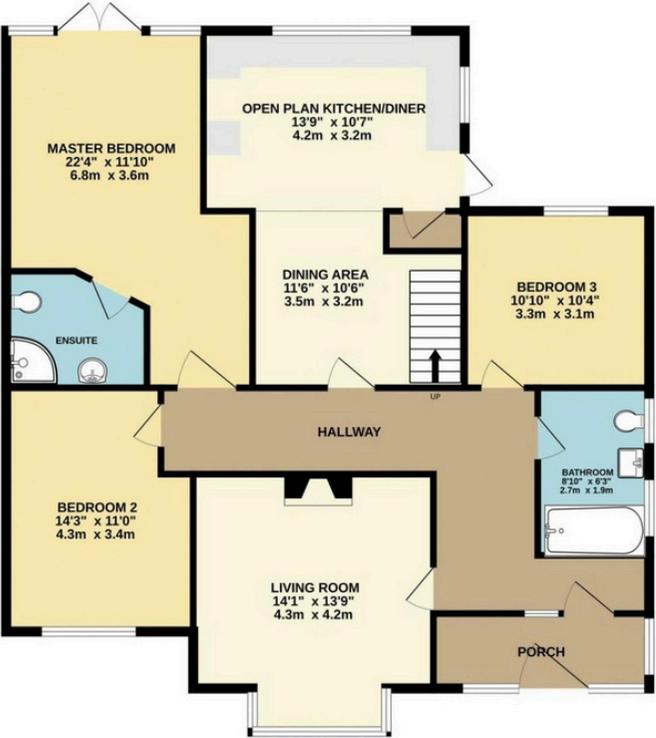
Redannick Lane is located on the fringes of the city centre and offers the best of both worlds as a peaceful residential location whilst being a short walk away from amenities. You are incredibly close to town here being a 10 minute walk from the hustle and bustle whilst being far enough away to maintain 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.

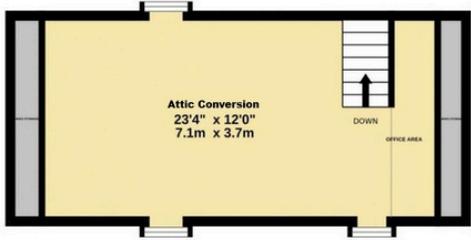


# Floorplan

GROUND FLOOR  
1317 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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# Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: D

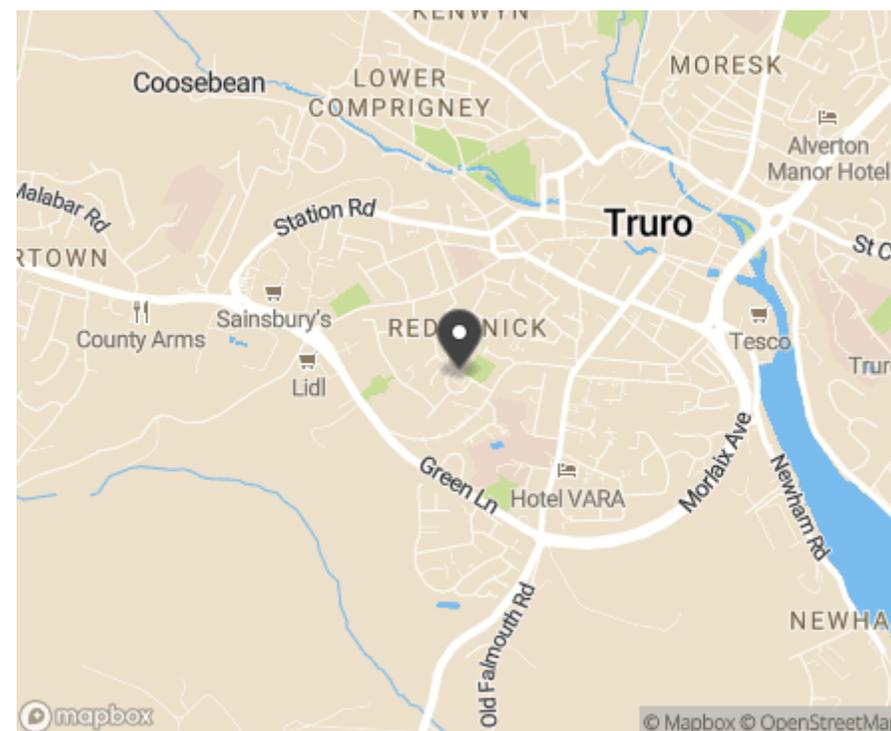
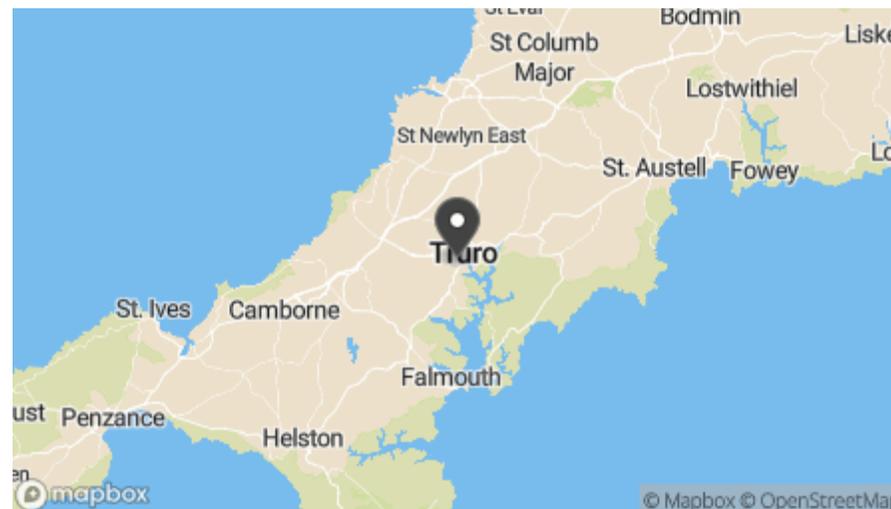
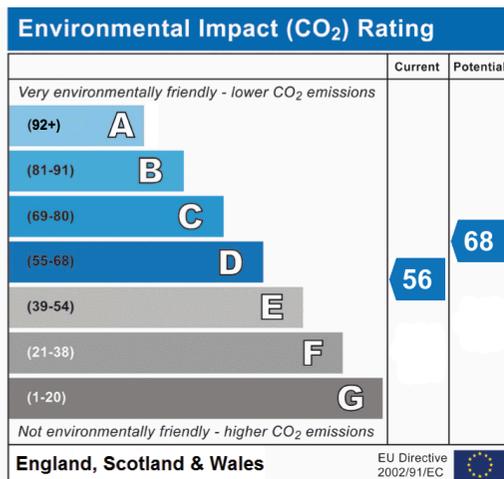
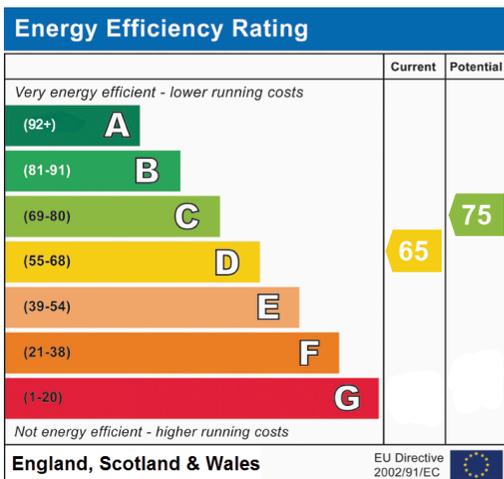
Services: Mains water, drainage, electric and gas are all connected.

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

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The driveway leading to the garage is shared with the neighbour.

The property has a mundic test dated in 2020 from Cornwall Consultants confirming an assignment of 'A1' meaning all clear and absolutely considered suitable for mortgageable purposes.



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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