



5 Tresawls Road, Truro, TR1 3LF  
£365,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

- Semi-detached 1930's house
- Convenient location for hospital & schools
- Spacious, beautifully presented accommodation
- Three bedrooms, family bathroom
- Living room, kitchen/diner, conservatory, WC
- Large South facing enclosed rear garden
- Outside store & parking for up to 3 cars
- Video tour available



*A spacious and beautifully presented semi-detached house conveniently located for the hospital, college and schools. Three-bedroom accommodation complete with large South facing rear garden, outside store and driveway parking for three vehicles.*



# The Property

This is a fine example of one of these spacious 1930's semi-detached houses on Tresawls Road in Western Truro offering great convenience for the hospital, college and schools with immaculately presented interiors.

The accommodation in total measures 1044 sq ft and is beautifully presented, has great proportions and character features throughout. Entering the property you are met with a spacious hallway with stunning wood flooring, plenty of room for coat and shoe storage as well as a useful cupboard under the stairs and WC. The first door provides access to an inviting lounge with large bay window to front aspect and fireplace with an electric fire for those cosy nights in. To the rear of the house is a stunning open plan kitchen/diner/family room with fully fitted units and appliances as well as a large breakfast bar providing a perfect hub of the home. Doors open from this room to the rear conservatory providing a useful extra reception space overlooking and providing seamless access to the garden. A turning staircase rises to the first floor where a good-sized landing provides access to three bedrooms (two large doubles and a great sized single) as well as the fully fitted modern family bathroom. There is the added benefit of a part-converted attic space which has been partially boarded and has a Velux window offering further potential for extension if required, subject to the necessary consents.

Outside there is a surprisingly large, level and enclosed South facing rear garden with a great deal of privacy. The space is mainly laid with lawn, planted beds and two paved patio seating areas. Next to this area there is a large outside store with power, light and plumbing whilst to the front of the property is private driveway parking for up to three vehicles off the street.

Furthermore, the property has a Mundic test dated in 2015 from May Whetter & Grose confirming an assignment of 'A/B' meaning it is considered suitable for mortgageable purposes which can be reassigned to a new buyer on request.

This is a comfortable very well presented family home with a lovely feel in a very convenient location, highly recommended for viewing.





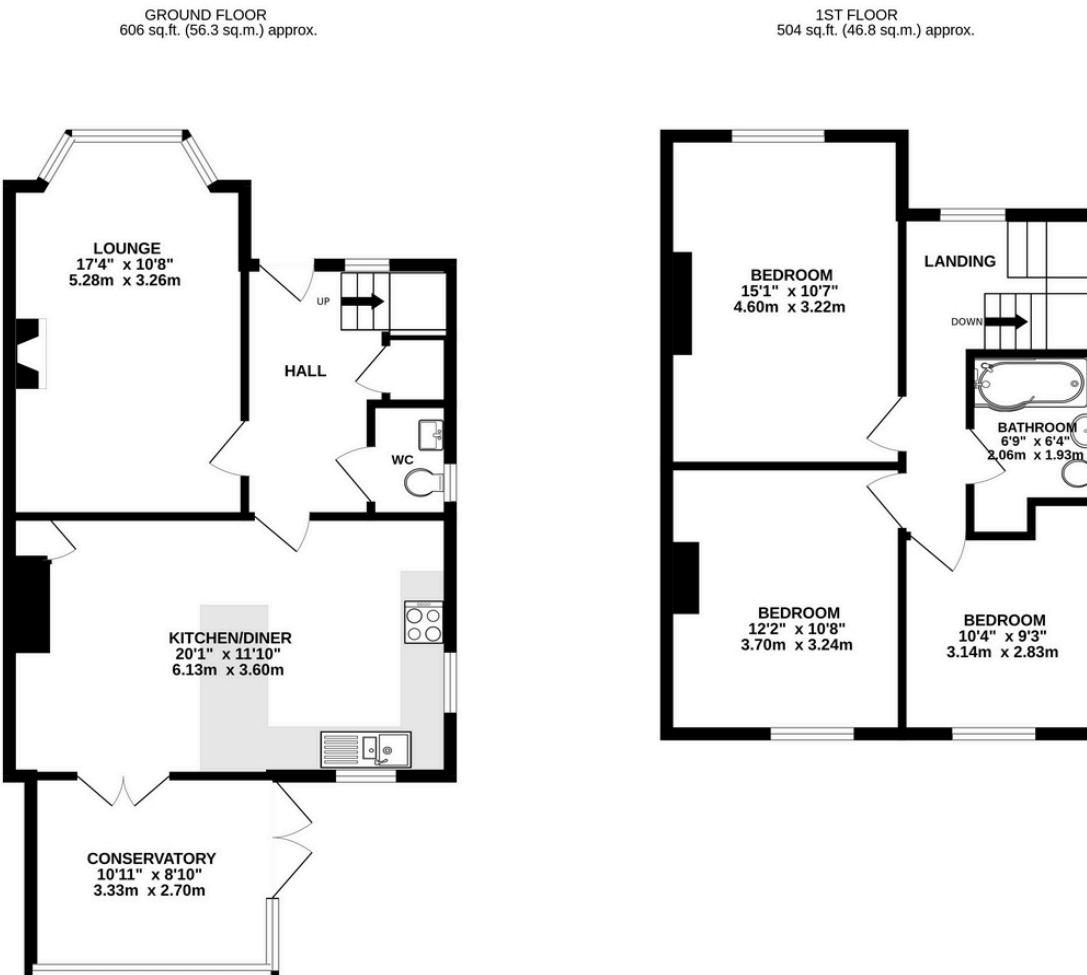
# The Location

Tresawls Road is situated around 1.5 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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 floorplan 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

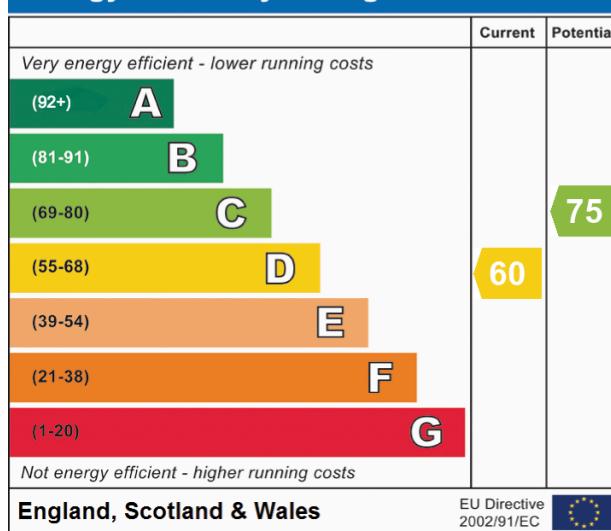
Council Tax Band: C

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

Mobile Signal: Best network Vodafone – (good outdoor & variable indoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

## Energy Efficiency Rating



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.

