



1 Trelawney Road,  
Hendra, Truro

LODGE & THOMAS  
ESTABLISHED 1892

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**1 Trelawney Road,**  
Hendra, Truro TR1 3TG

**Guide Price - £199,000    Freehold**

*A well presented family home in a very popular and convenient residential setting close to Truro City, suitable for cash buyers only due to mundic.*

- Bright and spacious semi-detached family home
- 3 bedrooms and 3 reception rooms
- uPVC double glazing and electric heating
- Generous enclosed gardens, garage and parking
- Vacant possession
- Cash buyers only

### **The Property**

For more than 65 years, this has been a happy family home for the current sellers and is only for sale now due to bereavement. It provides bright and spacious three bedroom and three reception room accommodation, that is uPVC double glazed and warmed by electric heating.

Enjoying a lovely southerly aspect, the property is set within generous, enclosed gardens and benefits from a detached garage and off-road parking. The garage has been fitted with a new main door, uPVC side door and double-glazed window, and has electric light and power.

A concrete screening report has confirmed the presence of mundic block so sadly, the property would not be suitable to those requiring a mortgage.









**EPC D    Council Tax Band   B**

### Services

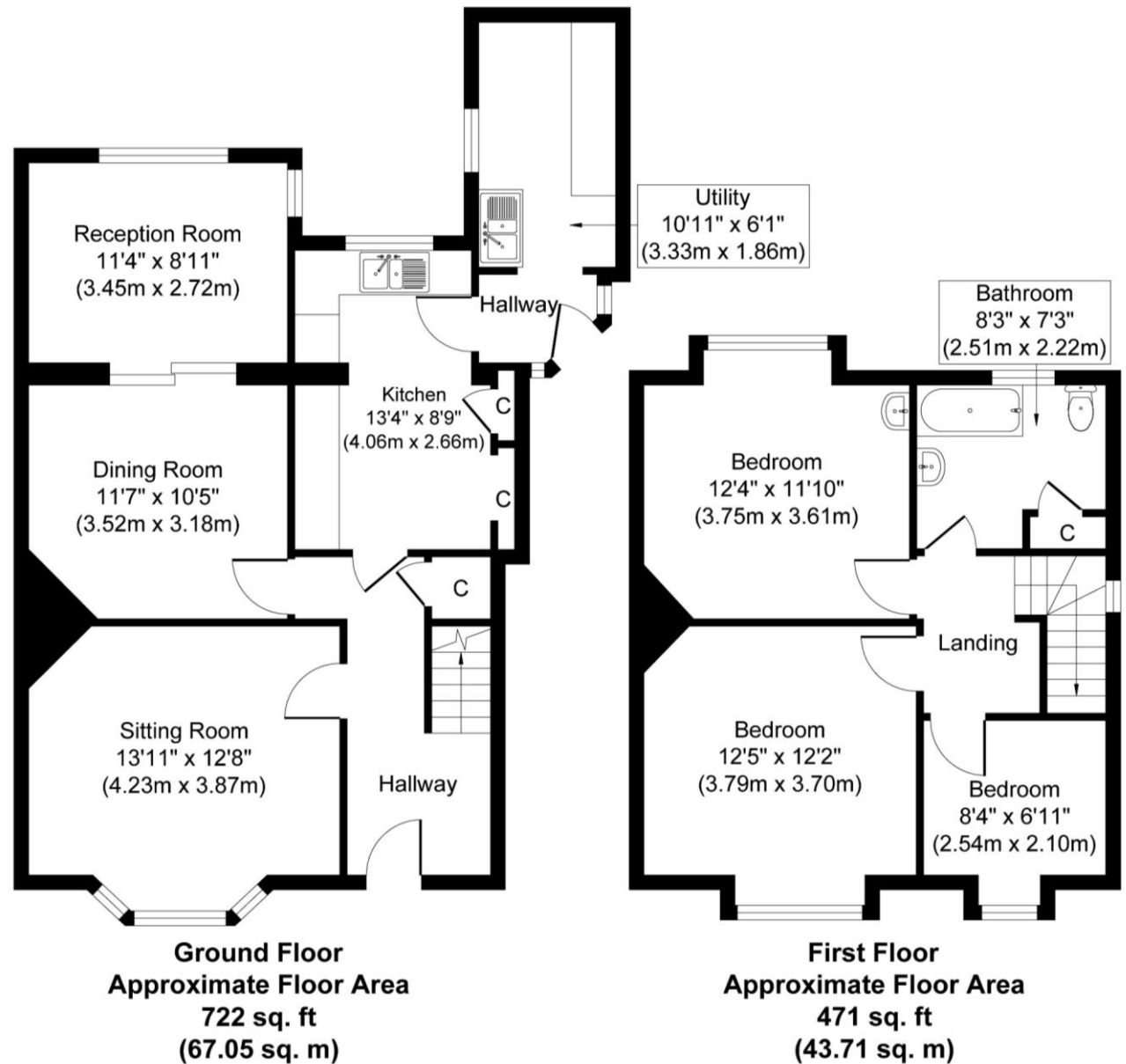
Mains drainage, electricity and water are connected to the property. Mains gas is believed to be in the road. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

### Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



### Location

Trelawney Road is located within the north-west quarter of Truro and is hugely popular for its convenience. Within only moments walk are Hendra Park, the beautiful Victoria Gardens and the shops of Hendra Stores or the Old Dairy Pydar Stores. For those with families, there is a choice of Daisy Fays Nursery, Truro Nursery or St Mary's CofE primary schools close by. An extensive range of shopping and health amenities are available within the City Centre, including the stunning Cathedral, less than 1 mile away.

### Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

### Directions

From Truro City Centre, head north-west along Pydar Street and onto Kenwyn Road (the road to Shortlanesend). Shortly after the City Inn, turn left before the pelican crossing into Hendra Road. The property for sale will be found a short way along on the right-hand side identified by a Lodge & Thomas for sale board.

**What3words:**///edgy.spoil.kick



**Not to scale. For indicative purposes only.**

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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
**[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)**

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