



8 The Courtyard, David Penghaligan Way, Truro, TR1 2EN
£450,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Exceptional presentation throughout
- 4 Bedrooms, separate office/games room
- Principle bedroom with dressing area and en suite
- Sitting room, kitchen/diner, utility room
- South facing low maintenance garden
- Detached home gym/garden room
- Minutes from Truro City centre
- Video tour available



An exceptionally presented three storey town house - situated in a popular location just minutes from Truro City centre, benefitting from four bedrooms, a separate games room, utility room, kitchen/diner and separate sitting room plus a south facing garden with a detached home gym/garden room.



The Property

Situated in a convenient and favoured tucked away spot is this true hidden gem of a property - Built in the late 90's, this 4/5 bed roomed, 3 storey town house has been meticulously modernised, extended and converted throughout our clients ownership. No stone has been left unturned.

Entering the property, a good size hallway provides access to the sitting room, large utility room and stairs which lead to the first floor. The sitting room is a wonderful space, which has been styled beautifully with wall panelling, exposed shelving and bespoke built in cupboards - this room connects to the games room and kitchen/diner. The games room, which occasionally has been used as an office/5th bedroom used to be the properties kitchen and has built in wardrobes, a desk space and a bay window overlooking the front elevation.

The kitchen, which was an extension from the main house, has been fitted with a stunning contemporary shaker style range of base and eye level units with marble effect work surfaces. The dining area has plenty of space for a good size dining table and from here, trifold doors lead to the sunny south facing rear garden.

What historically was once the properties garage, has been cleverly converted into a superb utility room and downstairs WC. From here a doorway leads to the rear garden.



The most gorgeous principle bedroom is found on the first floor, which has views over the rear garden, bespoke built in floor to ceiling height wardrobes and a separate dressing area with pretty down lights and storage cupboard. This already stunning bedroom then also boasts a truly fantastic four piece en suite bath/shower room. Also on the first floor is another good size bedroom with built in wardrobes and window overlooking the front elevation plus a separate family bathroom.

From the first floor landing, a turning staircase which is naturally lit by its overheard velux window, leads too two good size bedrooms, one of which is currently used as a snug/TV room.

Outside and to the front of the property is a small undercover courtyard area, perfect for bike/bin storage, which has a doorway leading into the hallway and another into utility room.

To the rear of the property, which can be accessed via the utility room or kitchen/dining room is a truly fantastic, low maintenance south facing garden which feels lovely and private. With an area of raised decking, multiple flower beds, astro lawn and play area all enclosed by high hedging and fencing. At the rear of the property accompanied by an array of mature and very pretty tree's is a large, detached, garden room/home office, which has been insulated, has lighting/electricity connected and folding trifold doors.

In all, many would struggle to find a more meticulously finished and well presented property in Truro - it truly is wonderful and a viewing is whole heartedly recommended.









The Location

8 The Courtyard sits near the end of a no through, private road and is set at the end of David Penhaligon Way which is just off Barrack Lane in the city centre. It enjoys an incredibly peaceful atmosphere but with the convenience of the city on your doorstep. You can walk into town within 5 minutes and enjoy Truro's beautiful Lemon Street which is lined with independent retailers, cafes and bars leading to the city centre.

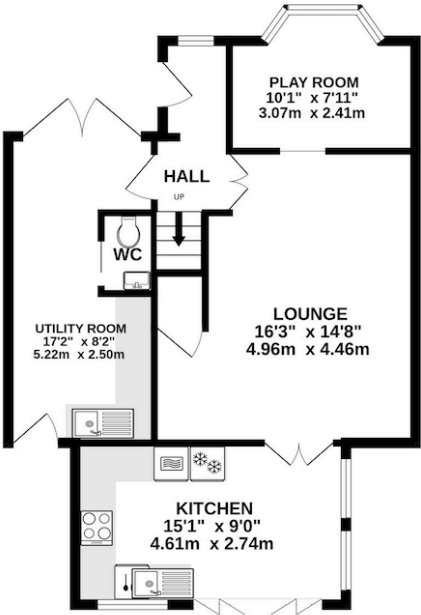
This position is particularly convenient for the well renowned Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions 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.

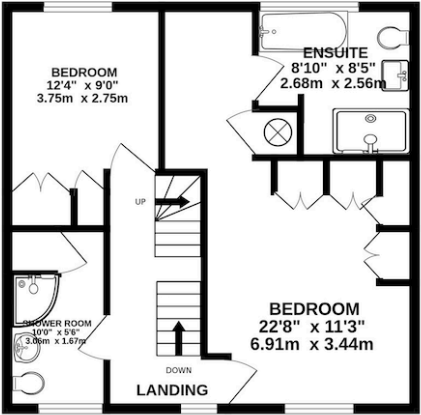


Floorplan

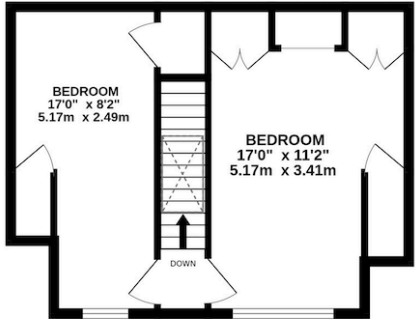
GROUND FLOOR
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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 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.

Property Information

Tenure: Freehold

Council Authority: Cornwall Council

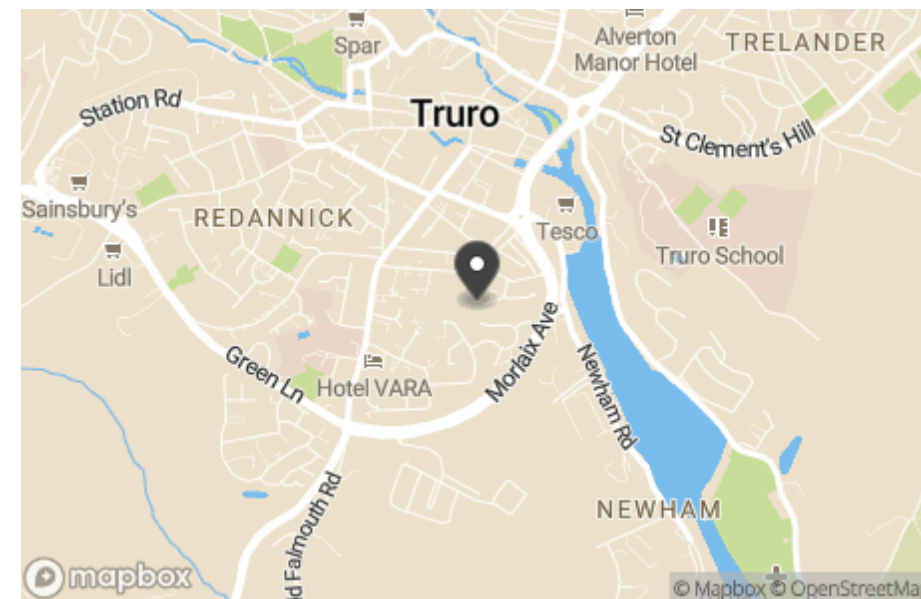
Council Tax Band: D

Services: Mains water, drainage and electric.

Mobile Signal Externally: Three - good outdoor and in-home. All other networks good outdoor and variable in-home.

Broadband: Ultrafast available. Ultrafast available - Max download speed 1800Mbps. Max upload speed 220Mbps.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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