



29 Alma Road, Truro, TR1 3PG
£220,000

Key Features

- 1950's terraced house
- Convenient location 1 mile from city centre
- Three bedrooms, family bathroom
- Lounge, kitchen/diner, utility area
- Conservatory and outbuilding
- Front and rear garden
- Potential for off street parking
- Video tour available





The Property

A three bedroom terraced house on the Western side of the city in a cul-de-sac location with front and rear gardens as well as potential for off street parking.

This 1950's built property is typically spacious offering generous proportions and a good-sized plot. Entering the property an entrance hallway provides ample coat and shoe storage providing access to the living areas. The kitchen is fully fitted with base and eye level units and space/plumbing for appliances whilst having space for a dining table in front of a large window to front aspect. To the rear of this room there is a very useful utility space also acting as an extension of the kitchen with a door opening to the rear conservatory. The living room is a great size and has glazed doors that open to the rear conservatory providing another seating area and useful storage with access to an outbuilding. On the first floor there are three bedrooms (two doubles and a single) with the main bedroom having the benefit of a walk-in wardrobe. Separately there is a fully fitted bathroom with a three-piece white suite.

To the rear there is a garden laid with patio, enclosed by fencing and with planted beds and sheltered seating area with a green backdrop. To the front of the property there is a good-sized lawn with path leading to the front door which holds much potential for the insertion of off street parking if desired, just as the neighbours have. Parking is currently available on the street without restrictions or permits. There is a shared pathway to the side of the property which provides external access to front and rear.

This is a sensibly priced three bedroom home in a quiet location with masses of potential - a viewing is absolutely recommended.



The Location

Alma Road is situated around 1 mile from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local Premier Express convenience store and Fish and Chip shop. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by. Heading out of town you'll be on to the A30 in around 10 minutes and driving in to town will take less than 5 minutes or a 10/15 minute walk. There are excellent transport links here with bus stops on Malabar Road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with countryside walks on the doorstep and green spaces such as the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children.

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

Council Authority: Cornwall

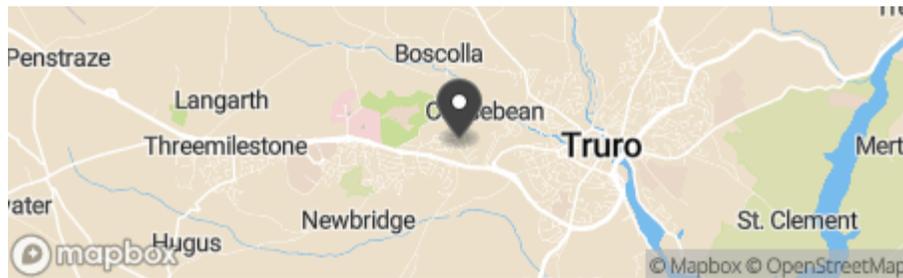
Council Tax Band: A

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

Mobile Signal: Best network Three (good outdoor and variable indoor)

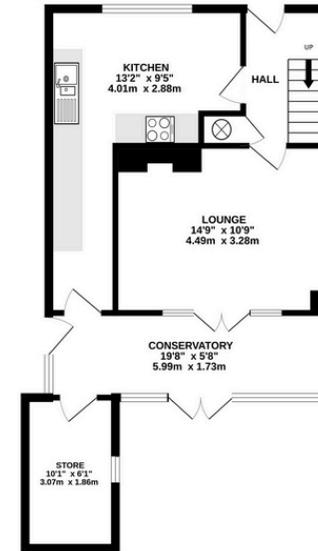
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.

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

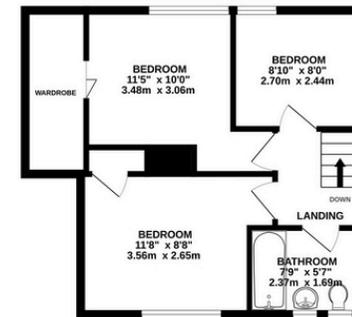


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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.
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