



13 St Georges Villas, Truro, TR1 3NL
Offers in excess of £400,000

Key Features

- Substantially extended semi-detached house
- Short level walk from city centre
- Four bedrooms, two bath/shower rooms
- Three reception rooms, stunning kitchen
- Streamside South facing garden
- Detached studio outbuilding
- Driveway parking for 3 cars
- Video tour available



A substantially extended semi-detached house a short level walk from the city centre. 4 bedroom, 3 reception room accommodation complete with driveway parking, streamside garden and detached studio.



The Property

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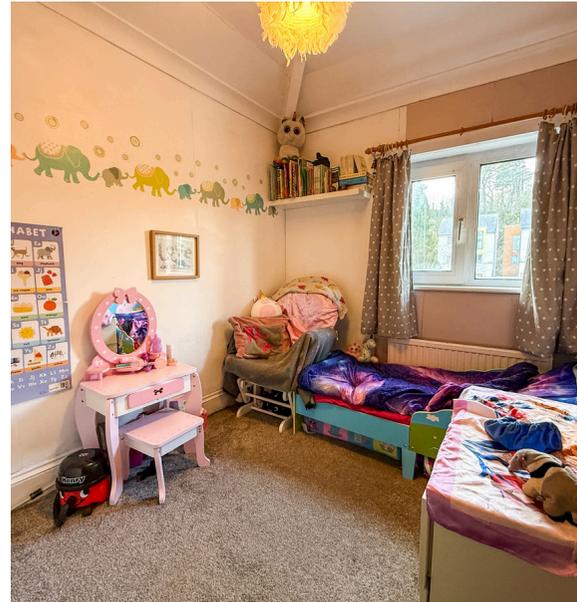
An entrance hallway provides coat and shoe storage leading to the stunning kitchen space which truly feels like the heart of the home. A fully fitted modern kitchen with integrated appliances and range cooker has a central island with breakfast bar seating with the reception spaces leading off this space to front and rear. The lounge at the front of the house is a cosy snug with recessed shelving. The rear of the house opens up to a further reception room which is adaptable as a second seating area, playroom or dining room and connects seamlessly to the large conservatory. To the side of the house there is an inner hallway with space for utility, a downstairs shower room and to the rear a double bedroom with vaulted ceiling, velux windows, glazed doors to the garden and integrated storage. On the first floor a landing provides access to three bedrooms (two doubles and a single) as well as the family bathroom. The property benefits from a recently replaced boiler providing gas central heating as well as a recently recovered main roof.

To the rear there is a great sized level garden with a sunny South facing orientation laid with artificial lawn, planted beds and patio seating area. At the end of the garden there is a detached modern studio outbuilding with power, light, rear door, windows and double opening front doors with undercover seating area and decked AI-fresco dining area to the side. This is a wonderful spot from which to enjoy the streamside location. To the front of the house there is driveway parking for up to three vehicles, furthermore, the property is in a TZ19 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.

The property has the benefit of a mundic test dated from 2019 completed by Stimson & Tieken which assigned the property 'A' at stage 1 assessment meaning all clear and fully mortgageable.

This a great family home for those desiring plenty of space and a special garden, all whilst being so close to the city centre.

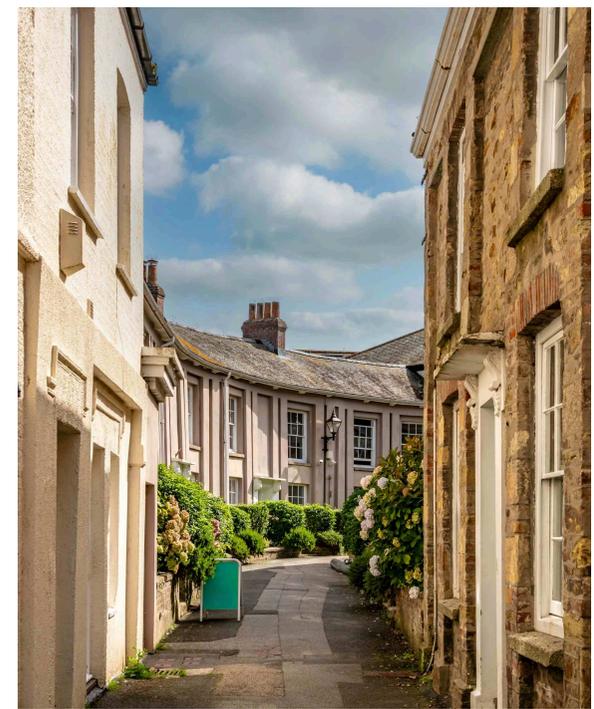




The Location

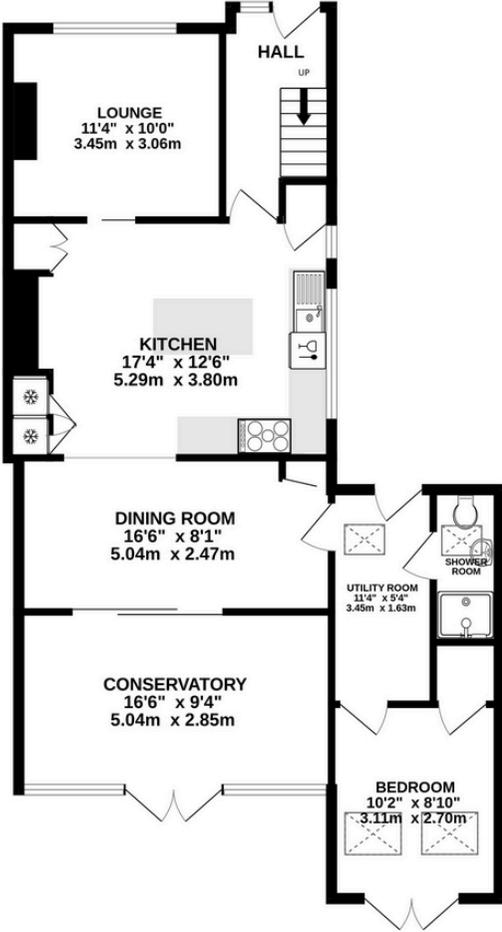
St Georges Villas is a highly regarded location for those 'in the know'. It offers a peaceful streamside spot close to the countryside whilst being a short level walk from the city centre. Town is only about a 5 minute stroll away with much of that being a very enjoyable leafy green pathway alongside the River Kenwyn. Located on the West side of the city you are also close to green spaces here with the beautiful Victoria Gardens and Hendra Park in close proximity with the countryside around the Coosebean Greenway providing lovely dog walking, a play field and an 'Enchanted Fairy Trail' great for children. There is a local convenience store nearby and excellent transport links with buses heading in all directions from this side of the city on a regular basis. Heading out of town you can be on the A30 in around a 10/15 minute drive. Penwith college campus, Richard Lander secondary school and a multitude of primary schools are all close by.

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.

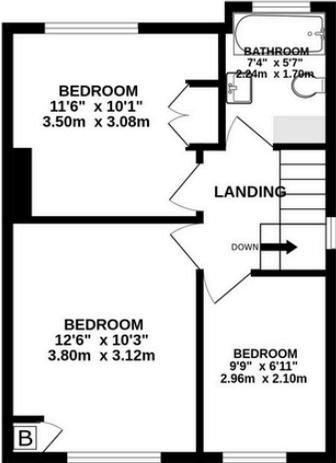


Floorplan

GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 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

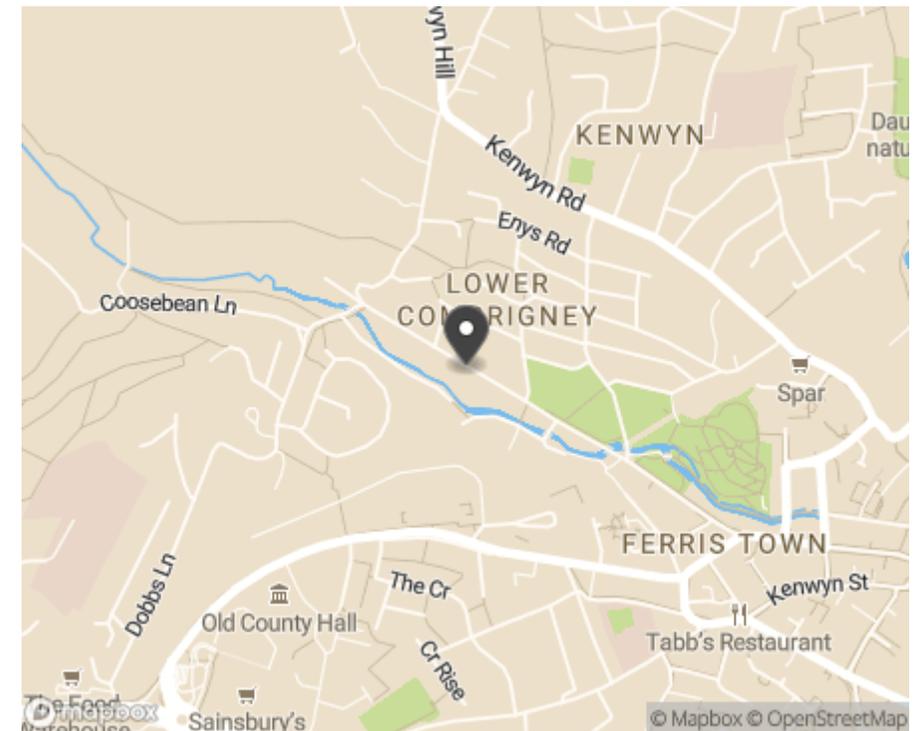
Council Tax Band: C

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

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

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 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 | 68 | |
| (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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