



21 Penwerris Road, Truro, TR1 3QS
£285,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Great size semi-detached house
- Convenient location 1.5 mile from city centre
- Three double bedrooms, family bathroom
- Lounge plus kitchen/diner & WC
- Large rear garden
- Off road parking
- No onward chain
- Video tour available



The Property

A substantial circa 1940 built semi-detached house in a convenient location close to the hospital, schools and college.

A generously proportioned home that has served as a profitable investment for my clients and now ready for a new owner and cosmetic upgrade. On the ground floor an entrance hall has two storage cupboards and provides access to the living accommodation. The lounge is a great size with dual aspect windows, built in storage and feature fireplace. The kitchen has a large window overlooking the garden and space for a dining table as well as a range of fitted units and appliances. A rear hall provides access to the outside as well as to a large storage cupboard and also leads to the downstairs WC.

Upstairs the sleeping accommodation comprises three double bedrooms and a family bathroom, all well appointed and providing ample space for growing families. The property benefits from gas central heating and modern electrics that have been regularly serviced as part of being a rental property as well as full double glazing.

Outside the rear garden is surprisingly large with a South/East orientation but enjoying day round sunshine thanks to its sheer size. Mainly laid with lawn and enclosed with fencing and hedges there are so many possibilities for landscaping here. There is the added benefit of a detached outbuilding and side access.

The front of the house has attractive stone paved off road parking for two cars with the option to create more if desired. At the front of the house there is an attached store with pitched roof and Velux window offering a great garage-like space, workshop potential to convert into further accommodation, subject to consents.

The property has the benefit of a mundic test dated from 2007 completed by Dowling Dodd which assigned the property 'A' at stage 1 assessment meaning all clear and fully mortgageable.

This is a fantastic opportunity to put your own stamp on a property with great bones and a cracking plot. Offered with no onward chain and recommended for internal viewing.





The Location

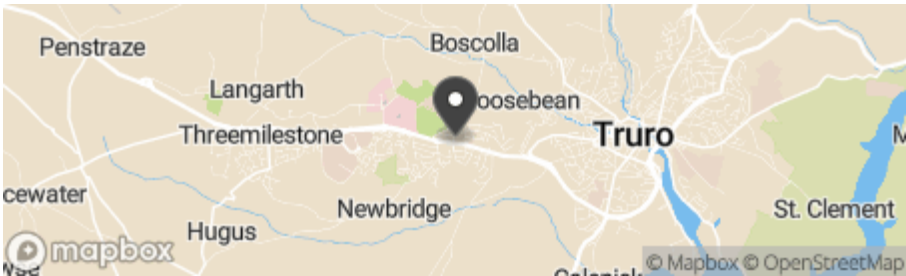
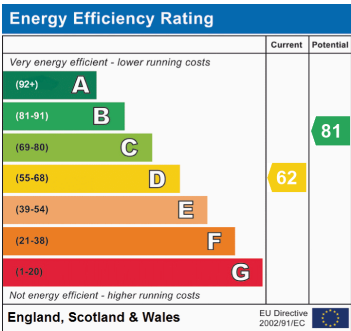
Penwerris Road is situated around one and a half miles from the city centre in the Highertown area of Truro and therefore close to Treliske Hospital, Truro Golf Club, Sainsburys, Food Warehouse, The County Arms and a local Premier Express convenience store and Fish and Chip shop. Penwith college campus, 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 Tresawls and 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 cycle path and a play field.

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

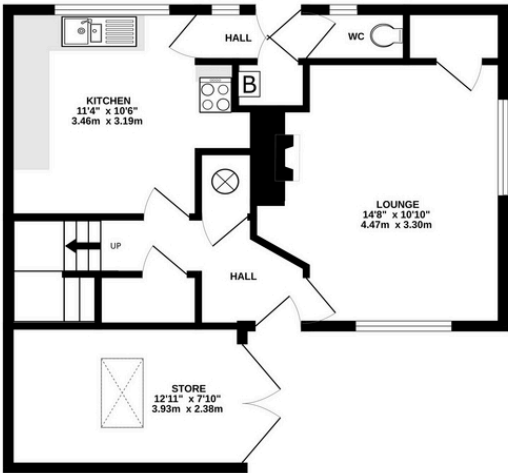
Tenure: Freehold
Council Authority: Cornwall
Council Tax Band: C
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal: All networks good outdoor
Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 1000Mbps.



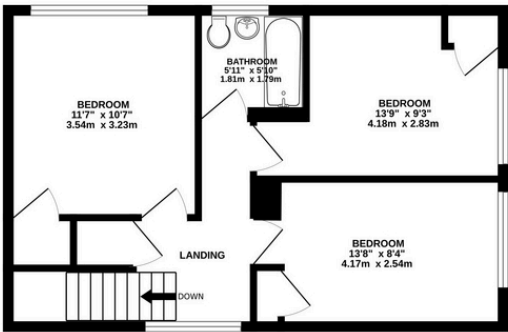
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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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