



44 Fordh Talgarrek, Truro, TR1 2FJ  
£350,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Modern three storey house
- Popular development, half mile from city
- Four bedrooms, master en-suite, bathroom
- Kitchen/diner, living room, WC
- Good sized level sunny garden
- Garage & Parking
- No onward chain
- Video tour available



*A modern three storey four bedroom home located on this popular development half a mile from the city centre. Well proportioned accommodation with sunny garden, single garage and parking.  
Available with no onward chain.*



# The Property

An 8 year old end terrace house offering well proportioned accommodation across three storeys measuring just under 1,200 sq ft. This four bedroom family home is in a particularly nice spot on the development and is complete with a good sized garden, single garage and off road parking space.

Entering the property an entrance hallway provides access to all ground floor rooms with space for coat and shoes, wooden flooring and under stairs integrated storage as well as a useful downstairs WC. The kitchen has plenty of space for a dining table and enjoys a window to front aspect overlooking the park. There is a range of base and eye level units, worktop with inset basin and integrated double oven with gas hob above. The living room is set to the rear of the house with a window and glazed double opening doors providing access to the garden. The room benefits from carpet and attractive panelled walls giving a very cosy atmosphere.

Stairs rise to the first floor where a landing with side window provides access to three bedrooms (two doubles and a single) which are all well appointed with windows enjoying the surrounding views and countryside in the distance. There is a separate family bathroom with three piece white suite including a shower over the bath. The top level of the home is devoted solely to the master suite which is a large double with windows to front and rear enjoying the best of the views and with the added benefit of a good sized en-suite shower room.

The garden is a blank canvas for someone to make their own but is a good size for a property of this age, it is square in shape, relatively level and has a very sunny South/West orientation. The space is enclosed by high fencing and walls with a useful side access gate to a further owned area of lawn leading to the front.

Set around 20 yards away from the property is a single garage en-bloc with up and over door as well as an off road parking space for one car in front. The road has easily accessible unrestricted parking for further vehicles.

This great opportunity to own a modern spacious home in a great location is excitingly available with no onward chain.





# The Location

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Copperfields is a modern estate built within the last 10 years that has proven to be a very popular place to live. This is a great blend of peaceful residential living on the edge of gorgeous countryside whilst only being a half a mile (15 minute walk) from the city centre. Located on the Southern side of the city and being particularly convenient for supermarkets such as Sainsbury's, Lidl and Aldi. Schooling is readily available with all of Truro's well renowned primary options within catchment as well as the option of two secondary schools as well as Penwith college campus. Heading out of town you'll be on to the A30 in around 15 minutes, driving in to town will take less than 5 minutes and this position is particularly convenient for travelling along the Truro to Falmouth 'corridor' being in the popular harbour town in around 20/25 minutes. There are excellent transport links here with bus stops on Green Lane heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature with countryside walks on the doorstep and green spaces such as the Newham Trail providing a 1.6 mile long route of easy and safe off-road walking and cycling all the way to the Truro River.

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

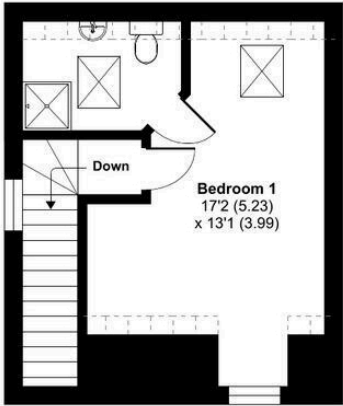
## Fordh Talgarrek, Truro, TR1

Approximate Area = 1134 sq ft / 105.4 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

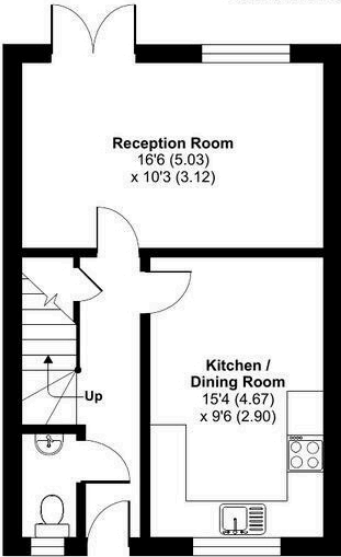
Total = 1161 sq ft / 107.9 sq m

For identification only - Not to scale

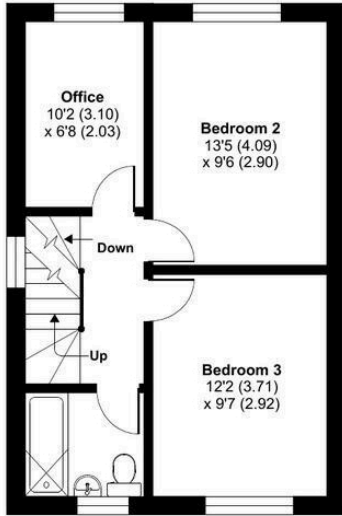


Denotes restricted head height

SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

# Property Information

Tenure: Freehold

Estate Charge: Approximately £300 per annum

Council Authority: Cornwall


Council Tax Band: D

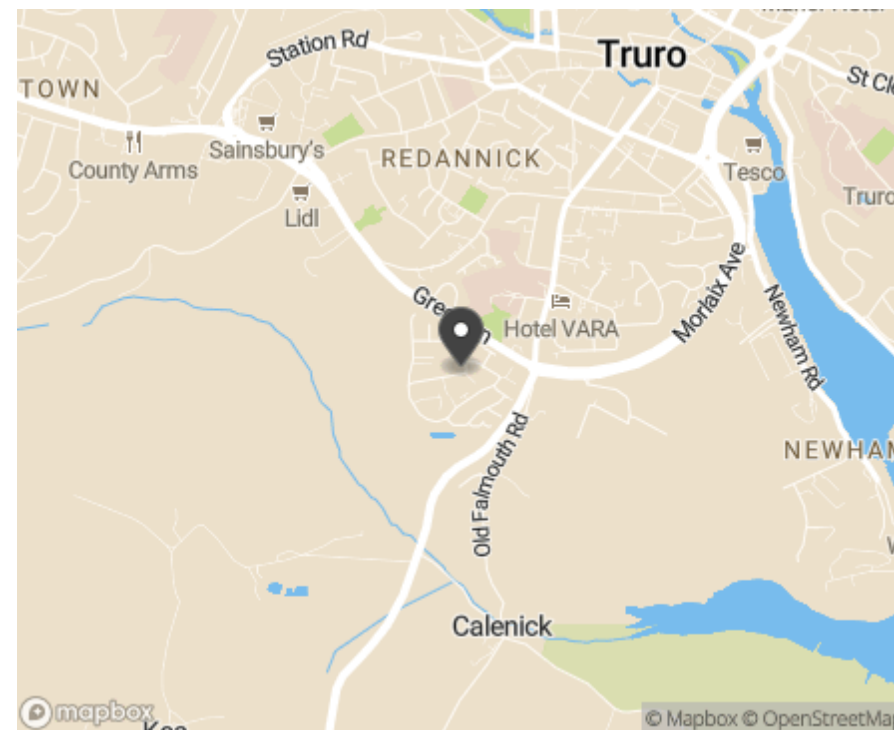
Services: Mains water, drainage, electric and gas are all connected.

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

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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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