



26 Kel Avon Close, Truro, TR1 1AW
Offers in the region of £325,000

Key Features

- No onward chain
- 3 bedrooms, principal en suite
- Office/store room, utility room
- Family bathroom, kitchen/dining room, sitting room
- Driveway parking, garage
- South east facing tiered garden, wonderful city views
- Video tour available



A superbly presented semi detached 3 bedroom family home with driveway parking, garage and 'tropical' theme south east facing tiered garden situated in a popular and convenient Truro City location - available for sale with no onward chain.



The Property

A superbly presented semi-detached 3-bedroom family home with driveway parking, garage and 'tropical' themed south-east-facing tiered garden situated in a popular and convenient Truro City location.

The accommodation is arranged over 3 floors and comprises of an entrance hall, which in turn connects to the office/store room, large single garage and utility room/cloak room.

From here, stairs rise to the first-floor landing, which serves the beautiful kitchen/dining room, the family bathroom and clock cupboard, plus two bedrooms. The kitchen is stunning and of great quality, with an array of base and eye-level white units, kickboard downlight, decorative splashback tiles, oak shelving and wooden work surfaces, herringbone-style floor and plenty of space for a dining table. The family bathroom is a well-appointed 3-piece suite, with a pedestal wash hand basin, WC and panelled bath with shower over. Bedrooms 2 and 3 both overlook the front elevation and have plenty of space for a bed and desk/wardrobe units.

From the first-floor landing, stairs lead up to the 2nd floor, which comprises of a large principal bedroom with en suite and a cosy sitting room. The principal bedroom overlooks the front elevation and has glimpses of the city centre, plenty of space for wardrobes, plus a well-appointed 3-piece en suite shower including a pedestal wash hand basin, WC and walk-in shower. The sitting room is a lovely and cosy space with a window and separate double doors leading out to the rear garden.

To the front of the property, driveway parking for two vehicles, access to the garage and stairs leading to the rear garden. To the rear, a multifunctional, completely lovely, 4-tier south-east-facing garden. Across all four levels are multiple seating/dining areas, a home for a hot tub, perfect sunny spots for a sun chair, storage shed and even a tree house!

In all, this home suits a variety of needs and is simply... super!





Principal en suite



Family bathroom

The Location

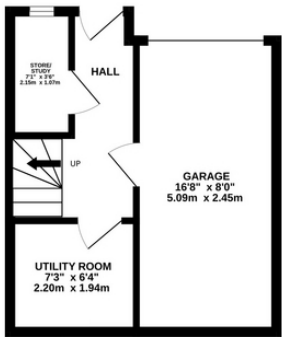
Kel Avon Close is a very popular residential estate located on the North/East side of Truro. This is peaceful and practical living in lovely surroundings whilst being less than a mile, or a 20 minute walk, to the city centre. This position is particularly convenient for Penair Secondary School, Archbishop Benson and Tregolls Academy primary schools, Waitrose supermarket and a local SPAR convenience store. You are very quickly out into the countryside here, there are lovely walks nearby heading East towards Pencalenick, St Clements and Malpas along the Truro and Tresillian River. Heading out of town North/West you'll be on the A30 in less than 10 minutes and there are excellent transport links with buses heading in all directions nearby. To the North/East you can be on the stunning Roseland Heritage Coast in around 10 minutes enjoying St Mawes, Portscatho and Carne Beach to name a few.

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.

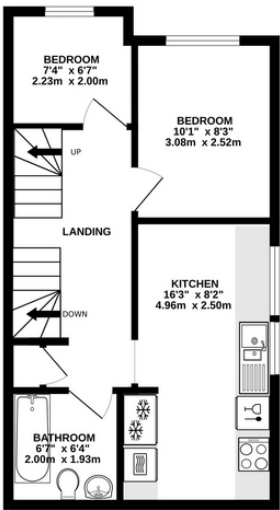


Floorplan

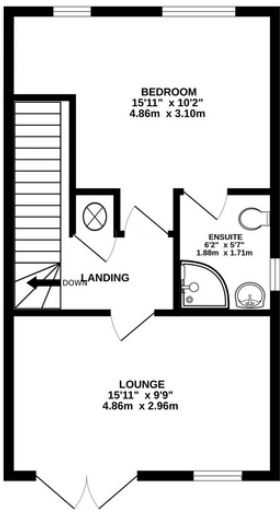
GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



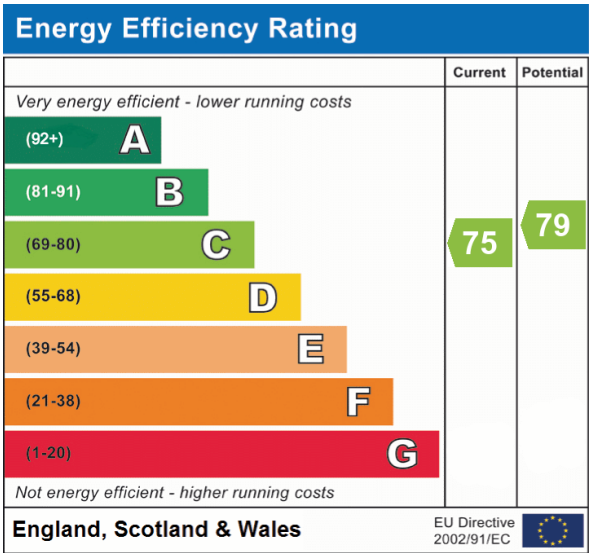
TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx.

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.
Council Tax Band: D
Services: Mains water, drainage, electric and gas are all connected.
Mobile Signal Externally: Best network - 02. Good outdoor and in home.
Broadband: Ultrafast available. Max download 1800Mbps. Max upload 220Mbps.



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.

