



2 Illogan Villas, Kenwyn, Truro, TR1 3RN

£295,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

---

- Semi-detached townhouse
- Desirable Kenwyn area of Truro
- 2 double bedrooms, bath & shower room
- 2 reception rooms, separate kitchen
- Full of period character throughout
- Courtyard garden to rear
- No onward chain
- Video tour available



# The Property

---

A handsome mellow stone semi-detached period townhouse location in one of Truro's most sought after locations. Generous accommodation measuring 840 sq ft full of character and charm throughout.

Entering the property an entrance hall provides coat and shoe storage with tessellated tile flooring. The first reception room is found on the right hand side – an inviting living room with bay window to front aspect and wooden flooring. At the end of the entrance hallway is a tiled floor second reception room suiting a dining area with access seamlessly off the kitchen. This room enjoys underfloor heating, a door to the rear courtyard with window above, a feature fireplace and a beautiful open wooden staircase with storage underneath. The galley kitchen is located to the rear of the house with window to side aspect and is fully fitted with a range of base and eye level units, worktop with stylish tiled splashback, one and a half basin with drainer, integrated oven and four ring gas hob.

On the first floor a landing provides access to both bedrooms and the bathroom. The main bedroom is located to the front of the house measuring an impressive 13ft x 10ft with two windows to front aspect and integrated storage cupboard. The second bedroom is another good-sized double with window to rear aspect. At the rear of the first floor is the large bathroom with window to side aspect, tiled flooring and walls as well as a fitted four piece white suite comprising a corner shower, stand alone bath, basin and WC which are finished in a traditional style suiting the house perfectly.

To the front of the house is a small terrace raised from the pathway whilst to the rear a private courtyard garden large enough for al-fresco dining enclosed by high walls and having the benefit of gated rear access. Furthermore, the property is in a TZ22 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.

This is a fantastic opportunity to purchase a period home in a premier location close to town. Excitingly available with no onward chain and highly recommended.



Bedroom 2



# The Location

---

Kenwyn is one of Truro's most sought-after locations thanks to its leafy green and peaceful surroundings whilst being ultra convenient for the city centre. This is blissful living with bird song in gorgeous surroundings whilst being a 10 minute walk to the city centre. Located on the North/West side of the city this position is particularly convenient for Truro School, Richard Lander Secondary School, St Mary's, Archbishop Benson and Bosvigo primary schools, Sainsburys supermarket and a local SPAR convenience store. You are very quickly out into the countryside here; there are lovely walks nearby heading West into Coosebean through unspoilt countryside and the nearby Idless Woods provides fantastic streamside walking. Driving 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 can be enjoying some of the most dramatic and stunning coastline that Cornwall has to offer within 20 minutes such as St Agnes, Perranporth and Holywell to name a few.

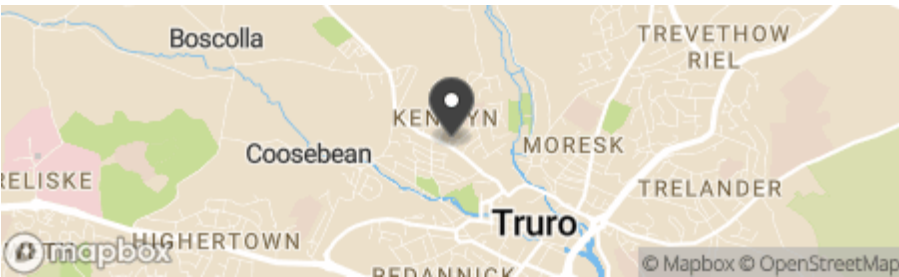
Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned 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.



# Property Information

Tenure: Freehold  
 Council Authority: Cornwall  
 Council Tax Band: B  
 Services: Mains water, drainage, electric and gas are all connected.  
 Mobile Signal: All networks – good outdoor & variable indoor.  
 Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.  
 Note: The property is in a conservation area.

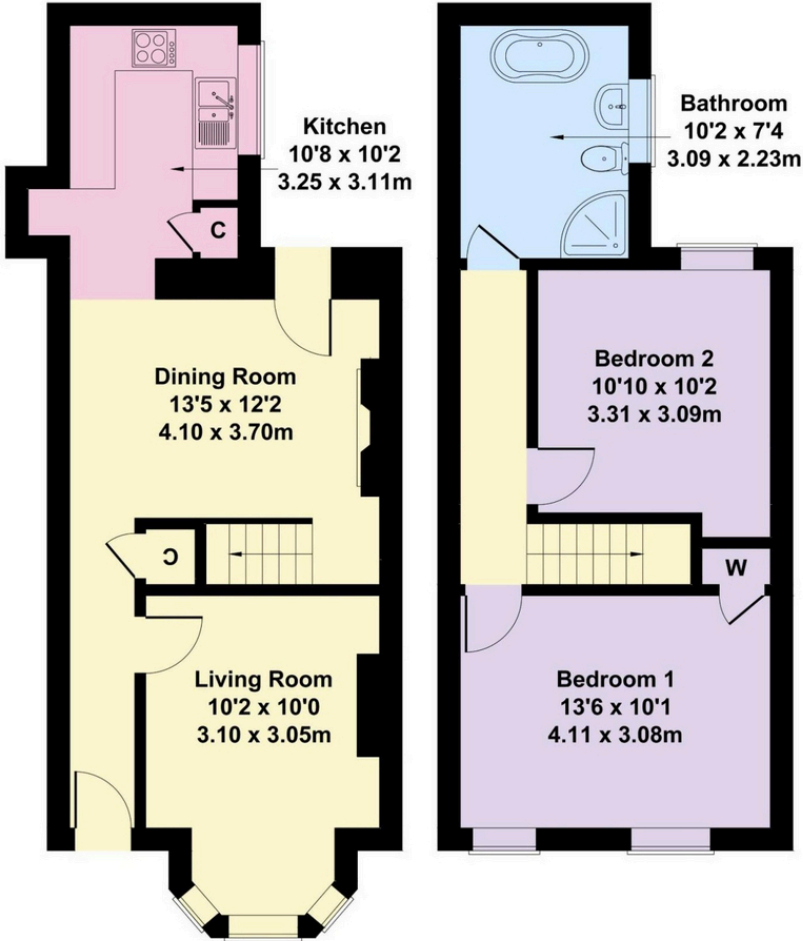
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		88
B (81-91)		
C (69-80)		
D (55-68)	60	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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.

## 2, Illogan Villas

Approximate Gross Internal Area  
 840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025  
 For Illustrative Purposes Only.

01872 306746  
 info@jamescaneproperty.co.uk  
 www.jamescaneproperty.co.uk