

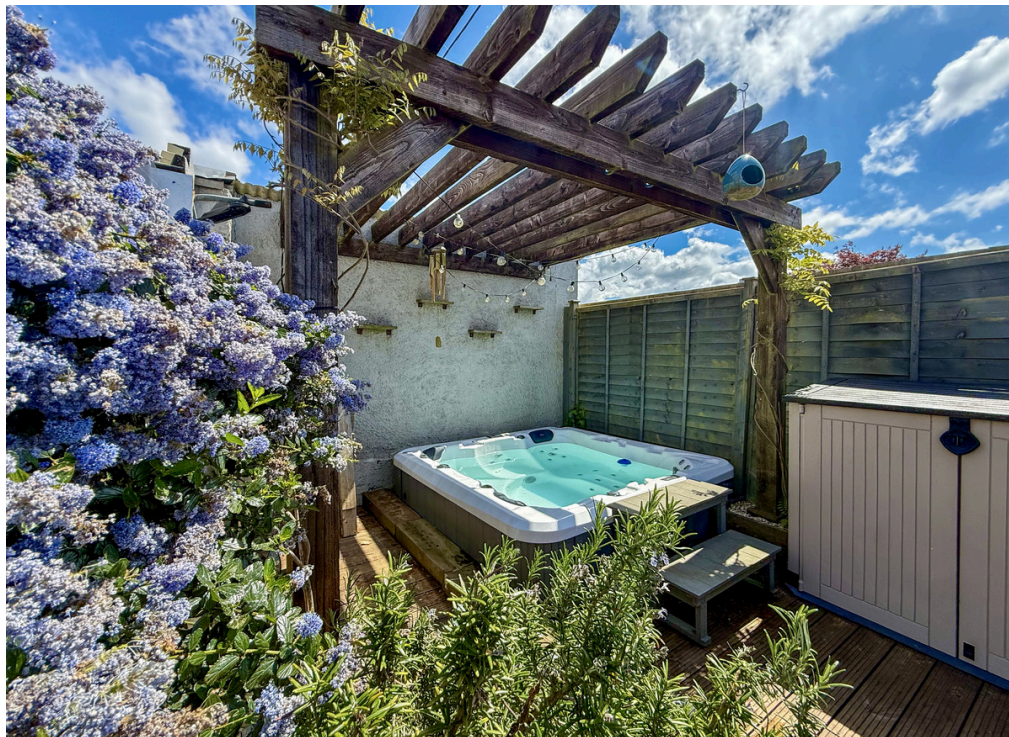


51 Tresawls Road, Truro, TR1 3LE  
£350,000

# Key Features

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- Beautifully presented accommodation throughout
- Stunning kitchen extension, living room and dining room
- 3 bedrooms, family bathroom, large utility room
- Driveway parking for 3 vehicles
- South facing enclosed rear garden
- Garage/workshop
- Convenient location for hospital, schools and college
- Video tour available



A stylish and superbly presented 3 bedroom family home, situated in a highly convenient Truro location which has beautifully modernised accommodation throughout plus parking for 3 vehicles, a workshop/garage and a south facing garden.



# The Property

Built in the 1930s this wonderful home has been cleverly modernised and made more energy efficient throughout our clients ownership. Not only have our clients increased the properties energy performance rating to an outstanding 'B' but they have also given the property a tasteful, modern and colourful touch throughout.

The front door opens up to a large entrance hallway, which has a door leading to the utility room, living room, downstairs WC and a staircase leading to the first floor. The hallway itself is a lovely space with an integral cloak cupboard and beautiful karndean flooring, which covers the whole of downstairs.

The kitchen, living room and dining room have been superbly connected by an array of white gloss base and eye level units and karndean flooring. The living room itself is a cosy space with built in cupboards and a separate wine rack. From here an archway leads into the dining room, which has a large bay window with corner seating which overlooks the front driveway. The units in this room have LED lighting in the floor recess' providing ambient lighting. This is a large space which not only has these units built in but space for a large dining table. The kitchen is a superb room with array of base and eye level gloss units with granite work surfaces, space for an American style fridge freezer, integral dishwasher and plenty of storage - all lit by 3 velux windows, windows which overlook the garden and patio doors. The utility room is a really generous size with a window overlooking the central driveway, currently housing base and eye level storage units, a central sink with drainage tray, a washing machine, dryer and large cupboard/storage units.

Upstairs, a glorious landing with stunning glass balustrade and beautiful wooden floor boards provides access to 3 bedrooms and the family bathroom. The principle bedroom which overlooks the front elevation is a great space with bespoke fitted wardrobes with sliding doors, feature panelling, a large bay window and wood effect flooring. Bedroom two is another great space, which overlooks the rear garden and is naturally lit due to its southerly aspect, has feature panelling to one side and multiple integral wardrobe spaces to the other. Bedroom 3 is a good size single room and has a window overlooking the front elevation. The family bathroom is a well appointed 3 piece suite with white tiled flooring and glazed rear window.

To the front, an EV charger, driveway parking for three vehicles and a shared central driveway leading to the properties semi detached garage/workshop. The rear garden, which can be accessed via the central driveway or kitchen, is a beautiful space - fit for a multitude of purposes. To the front a large patio area perfect for alfresco dining and mud kitchens, to the rear a large decking area creating a further sitting space but also currently housing a hot tub. The hot tub tucks perfectly in the corner with a decorative pergola overhead. Splitting these two areas is a lovely area of level lawn and raised flowerbeds.



In our clients ownership, not only have they decorated so beautifully but also had the roof done in June 2025 (which has the remainder of its 10 year warranty left) and solar panels fitted shortly after. The solar panels are 3.2kw and feed into a 9.5kWh battery which is located at the side of the property. Our clients are generating roughly £220 per year by selling back to the grid.

Furthermore, the property has had a mundic test completed in 1995 confirming an assignment of A/B meaning suitable for mortgage purposes. Due to the age of the test it is likely that a prospective buyer will need to instruct a new mundic survey in order to satisfy mortgage finance if applicable.

In short, a superbly decorated house that's been updated and modernised situated in a convenient location - a viewing is wholeheartedly recommended.

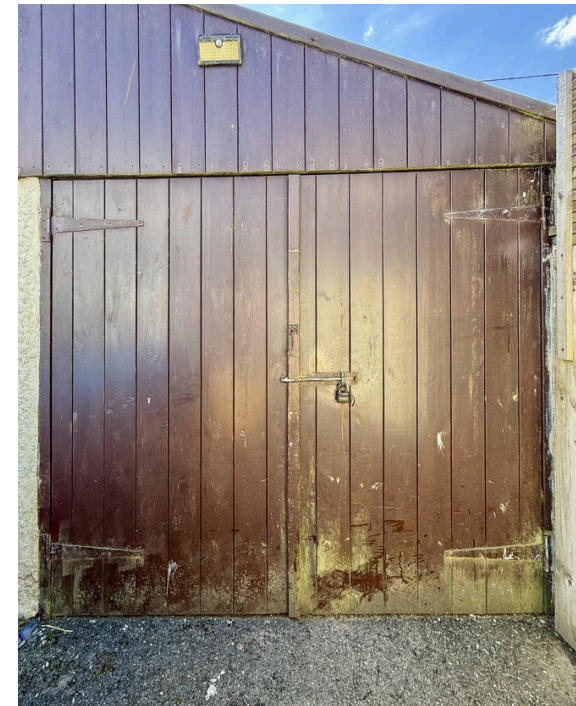


# The Location

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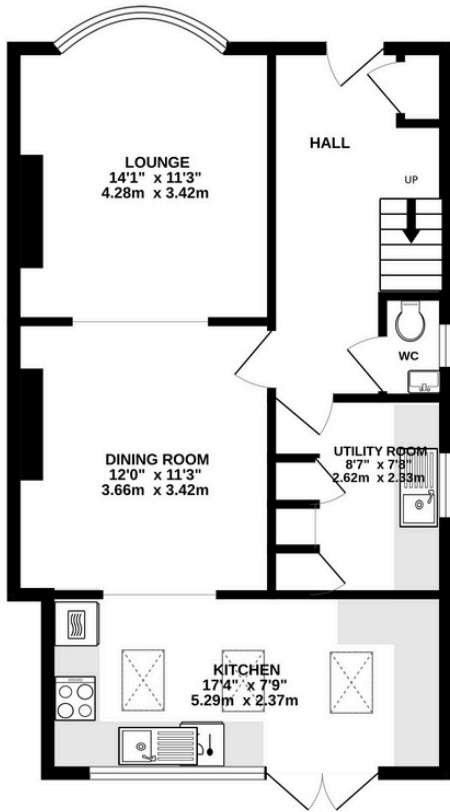
Tresawls Road is situated around 1.5 miles from the city centre in the Gloweth area of Truro and therefore close to Penwith college campus, Richard Lander secondary school, Treliske Hospital, Truro Golf Club and local Costcutter & SPAR convenience stores. The village of Threemilestone is 1.5 miles away which has a Co-op, Victoria Inn pub, pharmacy, butchers, Chinese takeaway and excellent Fish & Chip shop. Heading out of town you'll be on to the A30 in less than 10 minutes and driving in to town will take a little less. There are excellent transport links here with bus stops on the nearby main road heading in either direction on a regular basis. Whilst being convenient for the city you are also close to nature here with lovely walks on the doorstep with Newbridge Park, Halbullock Moor Nature Reserve and Coosebean Greenway all in close proximity.

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.

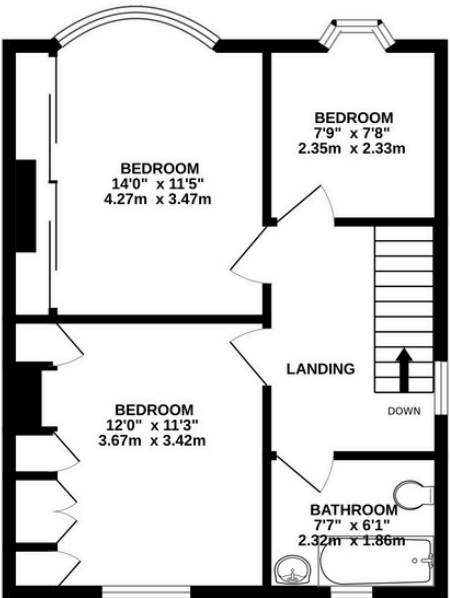


# Floorplan

GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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

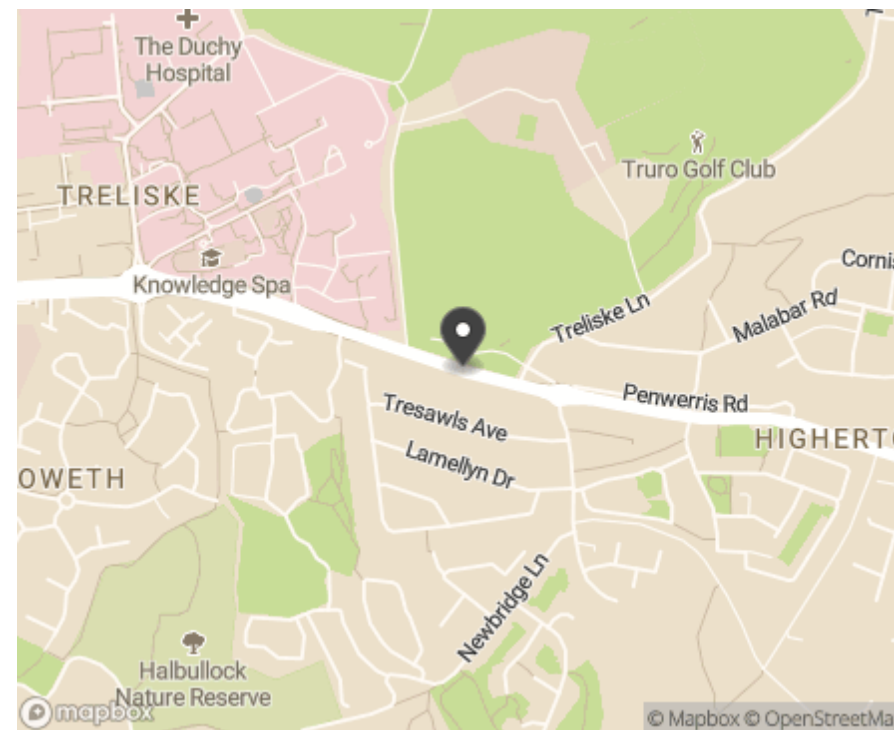
Council Tax Band: C

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

Mobile Signal Externally: EE, 02 and Vodafone all good outdoor and variable in home.

Broadband: Ultrafast available. 1800Mbps max download. 1000Mbps max upload.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	91
(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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