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9 St. Aubyns Vean, Truro, TR1 2DX  
£245,000



**JAMES CANE**  
THE TRURO ESTATE AGENT

# Key Features

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- Available for sale with no onward chain
- 2 double bedroom terraced home
- Large living room, separate kitchen/dining room
- Family bathroom, downstairs WC/washroom
- Rear courtyard garden, garage
- City Centre location
- Video tour available



*Available for sale with no onward chain - A conveniently located, mid terrace, 2 bedroom home in need of modernisation with a rear courtyard garden and separate garage - situated just moments from Truro City Centre.*



# The Property

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Perfect for first time buyers or investment buyers alike, this mid terrace, 2 bedroom home is available with no onward chain.

The accommodation comprises of a good size entrance porch, large living room with feature fireplace, inset shelving and double doors which lead to a small front patio.

From the living room, a doorway opens to the downstairs hallway which provides access to the wc/washroom, kitchen and stairs which lead to the first floor.

The kitchen is a well appointed space but in need of modernisation. It currently houses a range of base and eye level gloss white units with under counter space for a washing machine/dryer and has double doors leading out to the rear garden/courtyard.

On the first floor 2 generous size double bedrooms and a family bathroom can be found. Both bedrooms boast plenty of space for bedroom furniture, with bedroom 1 overlooking the cul de sacs green space and bedroom 2 looking down straight down the picturesque Carlew Street. The bathroom is a well appointed 3 piece suite, with bath and shower over, pedestal wash hand basin and wc. On the landing there is a useful inset area perfect for storage or even a small 'office' desk.

Outside a lovely and low maintenance courtyard garden, split over two levels, border by walls, shrubs and trees creating plenty of privacy. To the rear of the garden a gate provides access straight onto St Aubyns Road.

To the front of the property a large communal green space and to the side, an area of permit parking for residents and the properties garage.





# The Location

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St Aubyns Vean is a tucked away small cul de sac/terraced row of houses. It enjoys an incredibly peaceful atmosphere thanks to its central green space dividing the two sides of the estate but with the convenience of the city on your doorstep. You can walk into town in a literal stones throw to enjoy beautiful Lemon Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Bosvigo primary school and The Thomas Daniell pub which serves some of the best food in the city. Several green spaces are close as well with Victoria Gardens and The Newham Trail being a short walk away. Driving out of town you can be on the A30 in around 10/15 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

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

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Floorplan  
will be  
uploaded soon

# Property Information

Tenure: Freehold

Council Authority: Cornwall Council

Council Tax Band: B

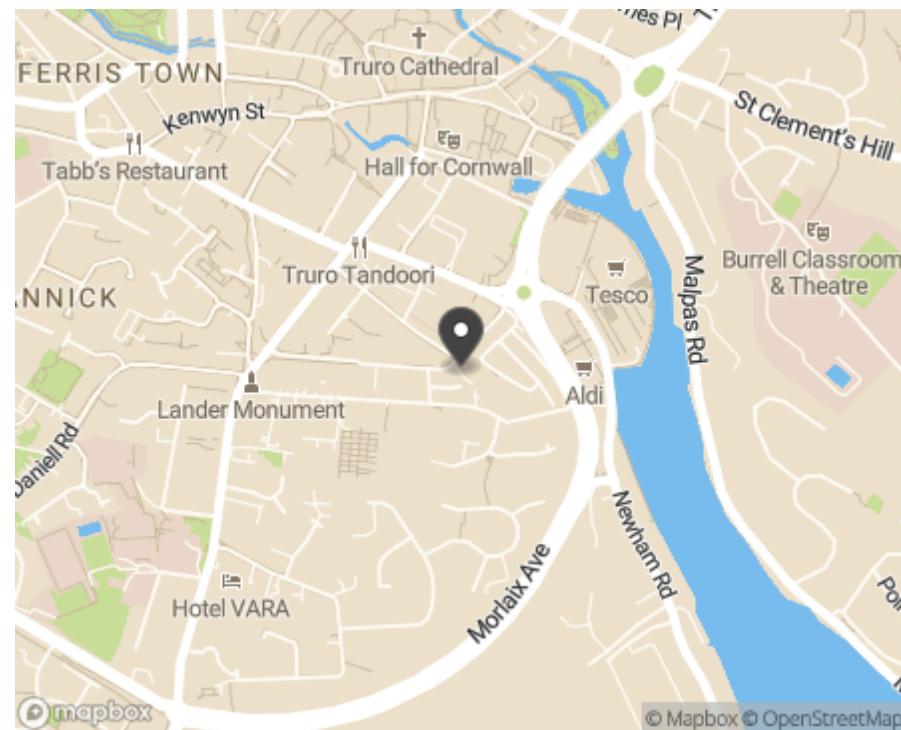
Services: Mains water, gas, electric and drainage all connected.

Mobile Signal Externally: EE and Three good outdoor and in home.

Broadband: Ultrafast available. Max download 1800Mbps. Max upload 220Mbps.

Communal parking near properties garage - permit only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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