



3 Daniell Street, Truro, TR1 2DN
£215,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Grade II listed cottage
- Favoured road in central Truro
- Well proportioned and full of character
- 2 bedrooms, 1 bathroom
- 2 reception rooms, separate kitchen
- South facing rear garden
- No onward chain
- Video tour available



The Property

A delightful Grade II listed cottage on a favoured road in central Truro. Well proportioned and characterful 2 bedroom, 2 reception room accommodation with South facing rear garden.

Entering the property via an entrance vestibule the first reception room lends itself to being a cosy living room with feature fireplace, wood laminate flooring and large window to front aspect. The second reception room is set behind which works great as a dining room with window to rear aspect, wood laminate flooring and the open staircase leading to the first floor being a lovely feature. The galley kitchen is located to the rear of the house with two windows to side aspect and tiled flooring as well as a range of base level units, worktop, Belfast sink and space/plumbing for appliances. Located off the kitchen is a rear hall with a cupboard housing the modern gas boiler and a door opening to the garden. Beyond that is a good sized bathroom with three piece white suite including a shower over the bath. Upstairs the main bedroom is located to the front and is a fantastic sized double with chunky exposed floorboards, two windows to front aspect and an integral cupboard. The second bedroom is to the rear which is a smaller double with window overlooking the garden.

Outside and to the rear is a great sized outdoor space given the central location with a South facing sunny orientation. A lower patio area is accessed directly from the property perfect for al-fresco dining with a lean-to storage shed and steps rising to an area of lawn enclosed by a stone wall and hedging. Incredibly useful here is the rear gate access meaning that bikes etc don't have to be brought the house.

Furthermore, the property is in a TZ11 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 competitively priced opportunity which caters for some modernisation to suit personal taste. This delightful city centre cottage has so much potential for those wanting a perfect blend of space and character with a good amount of outside space. Excitingly available with no onward chain.





The Location

Daniell Street is one of Truro's favoured rows of attractive period houses leading down into the city centre. You are incredibly close to town here being a 5 minute walk from the hustle and bustle whilst being far enough away to maintain a surprisingly peaceful atmosphere. This position is particularly convenient for the train station, well renowned Bosvigo primary school, Thomas Daniell gastro-pub and Sainsburys supermarket. Several green spaces are nearby as well with Donkey Field, Hendra Park and the stunning Victoria Gardens all being a short walk away. Driving West out of town you can be on the A30 in around 15 minutes and there are excellent transport links with trains and buses heading in all directions from the station 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.



Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: B

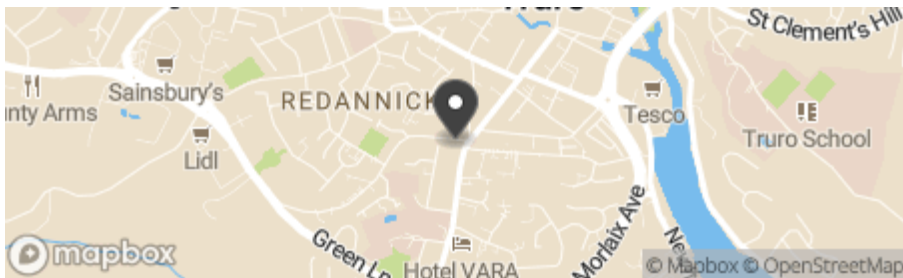
Services: Mains water, drainage, electric and gas are all connected.

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

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

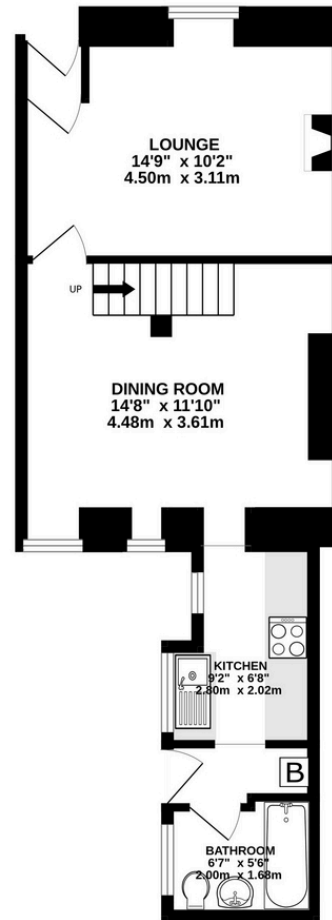
Note: The property is Grade II listed and in a conservation area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	77
EU Directive 2002/91/EC			

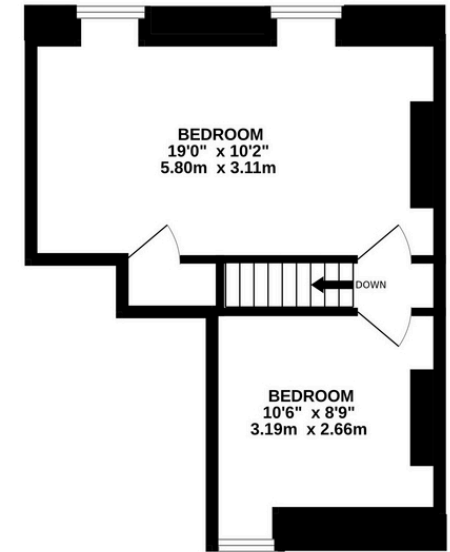


Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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