



Halwyn Place | Redannick | Truro | TR1 2LA

**Asking Price £285,000**





Halwyn Place | Redannick  
Truro | TR1 2LA  
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- Offered with No Chain
- Popular Residential Area
- Good Size Lounge
- Modern Kitchen
- Double Glazing
- 3 Bedroom Family Home
- Parking for 3 Vehicles
- Separate Dining Room
- Near Bosvigo School
- Electric Heating

Found in a popular residential area within Truro City is this 3 bedroom Linked -Terrace property. The accommodation comprises of an entrance door opening into the hallway with a door into the light and airy living room which in turn leads to the dining room. The kitchen is fitted with a range of cream wall and base units having space for the cooker, fridge/freezer and washing machine. From the kitchen a door opens into the rear garden being South Facing. Stairs rise to the first floor where you can find the 3 bedrooms plus the family bathroom fitted with a white suite, there is a separate W.C. To the outside of the property there is a pathway, from here there are views over Truro City and towards the Cathedral. The rear garden has a good size patio area where there is a seating area to enjoy alfresco dining as this area becomes a sun trap. There is also a lawn area plus a low maintenance pebble area for drying laundry and a garden shed. To the rear there is a parking for 2/3 cars. The property has double glazing throughout with electric heating.







### Description

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### Location

Halwyn Place is located in the popular Redannick area of Truro being a short distance from Bosvigo Primary school. The property is also within close proximity to Truro city centre with its wide range of shops, restaurants and bars as well as a mainline railway station connecting to London Paddington.

### Entrance Hallway

### Living Room

12'11 x 11'5 (3.94m x 3.48m)

### Dining Room

9'11 x 7'4 (3.02m x 2.24m)

### Kitchen

11'4 x 7'10 (3.45m x 2.39m)

### Landing







### Bedroom

11'11 x 11'3 (3.63m x 3.43m)

### Bedroom

10'3 x 8'3 (3.12m x 2.51m)

### Bedroom

11'1 x 6'5 (3.38m x 1.96m)

### Bathroom

5'6 x 5 (1.68m x 1.52m)

### Separate W.C

### Outside

### Agents Information

Tenure = Freehold

Council Tax = Band B

EPC = C

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

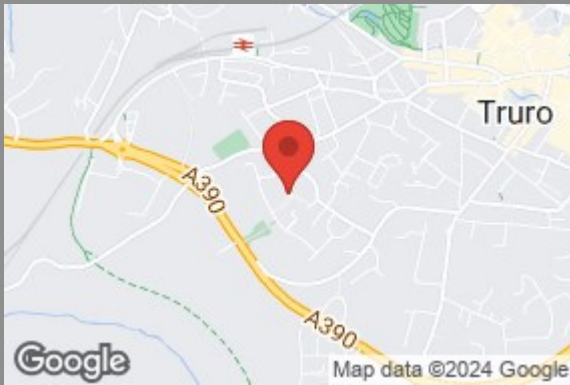
### ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

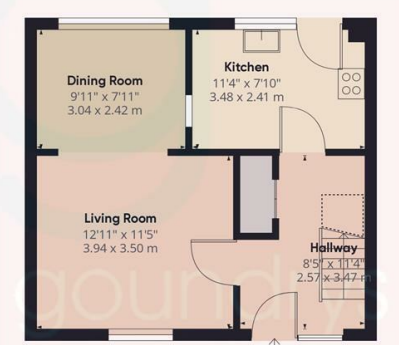
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.


### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.










Ground Floor



Floor 1

**Approximate total area<sup>†</sup>**  
818.44 ft<sup>2</sup>  
76.04 m<sup>2</sup>

**Reduced headroom**  
10.9 ft<sup>2</sup>  
1.01 m<sup>2</sup>

Excluding balconies and terraces

† Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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