



Penwethers Close | | Truro | TR1 3FS

**Guide Price £315,000**



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Truro | TR1 3FS  
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A well presented three bedroomed end terrace house boasting parking for two vehicles, en-suite shower room, fitted kitchen and large living room. Within close proximity to Treliske hospital, Richard Lander school and Truro College.

- Three Bedrooms
- Gas Fired Heating
- Parking For Two Vehicles
- En-Suite Shower Room
- Cul-De-Sac Location
- Double Glazing
- Enclosed Rear Garden
- Family Bathroom

**Description**

Situated within a cul-de-sac location this well presented 3 bedroomed end terraced home is ideally located for Treliske Hospital, Truro College and Richard Lander Secondary School. The internal accommodation briefly comprises: Entrance hallway with stairs to first floor, storage cupboard and w/c. The kitchen/breakfast room is fitted with a range of white fronted wall and base units with worktop incorporating a stainless steel sink unit, integrated gas hob with hood above, electric oven, plumbing for a dishwasher and washing machine. The spacious lounge/diner has patio doors opening into the rear garden. On the first floor there are the 3 bedrooms with the Master Bedroom benefitting from an En-suite shower room plus the family bathroom.

To the front of the property is parking for two vehicles. The rear garden is enclosed by fencing, laid to lawn with a seating area and a timber shed.

**Location**

Truro city has a selection of shops, restaurants and cafes. The city also benefits from many primary and secondary schools as well as a mainline railway station connecting to London Paddington.

**Entrance Hallway**

**Cloakroom**





### Kitchen

11'2" x 8'5" (3.41 x 2.59)

### Living Room

12'0" x 15'6" (3.66 x 4.73)

### First Floor Landing

### Master Bedrooms

11'0" x 9'8" (3.37 x 2.96)

### En-Suite Shower

5'8" x 5'5" (1.75 x 1.67)

### Bedroom

10'8" x 8'6" (3.27 x 2.61)

### Bedroom

12'1" x 6'6" (3.70 x 2.00)

### Bathroom

6'7" x 5'6" (2.01 x 1.70)

### Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 8mbps to 80mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&upm=10001213227>  
Mobile Availability - Source OFCOM - Prediction, not a guarantee - O2, EE, Three & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&upm=10001213227>)  
Council Tax – Band C – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)  
Mains Electric, Mains Water, Mains Gas



Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have 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. Measurements are a GUIDE ONLY. 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>(1)</sup>**  
795.4 ft<sup>2</sup>  
73.89 m<sup>2</sup>

**Reduced headroom**  
8.88 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		

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