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95 Penwethers Crescent



Truro 2 miles - Falmouth 12 Miles

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## A modern attached three bedroom family home close to the city centre.

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- Semi Detached Family Home
- Entrance Hallway
- Kitchen/Breakfast Room
- Cloakroom
- Sitting Room
- Three Bedrooms (1 en-suite)
- Family Bathroom
- Gardens & Parking
- Freehold
- Council Tax Band C

Guide Price £320,000

### SITUATION

95 Penwethers Crescent is situated in a highly regarded residential location close to the city centre of Truro.

Forming the retail, administrative and cultural centre of Cornwall the Truro City is served well by transport links and a park and ride. The City offers a comprehensive range of amenities together with the country's leading educational facilities. The property is half a mile walk into the heart of the city where there are a wide variety of retail shopping, restaurants and pubs together with a cinema and the Hall for Cornwall, staging live music and theatre events.

The train station links directly with London Paddington and there are regular flights departing from Newquay Airport on the north coast to London and various destinations in the UK and overseas

### DESCRIPTION

Built in 2017 by Taylor Wimpey this delightful family home benefits from the remainder of a 10 year NHBC Guarantee. It is arranged over two floors with a welcoming entrance hallway featuring cream porcelain tiled flooring and stairs leading to the first floor. There is a useful under stairs storage cupboard and spacious cloakroom with wash hand basin and WC.

The kitchen/breakfast room also has tiled flooring and a window to the front. There is a comprehensive range of white gloss base and wall units with integral appliances including, washer/dryer, fridge/freezer, four ring gas hob with

extractor fan, and double electric oven. The spacious sitting room has double French doors opening into the garden.

On the first floor the landing leads to the three bedrooms, the master has an en-suite shower room. The family bathroom with contemporary white suite completes the accommodation.

### OUTSIDE

The property enjoys two parking spaces at the front of the property. A side gate leads into the rear enclosed garden where there is a lawn area and paved sun terrace.

### SERVICES

All mains services connected. Gas fired central heating.

### VIEWINGS

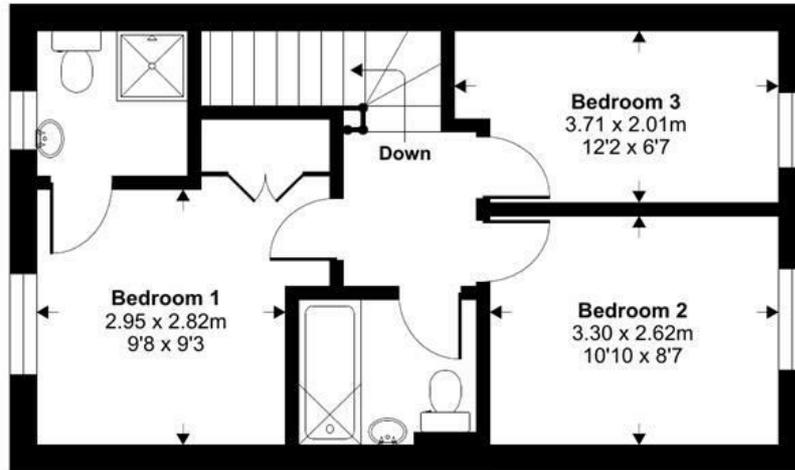
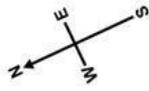
Strictly by appointment by Stags (Truro Office) on 01872 264488.

### DIRECTIONS

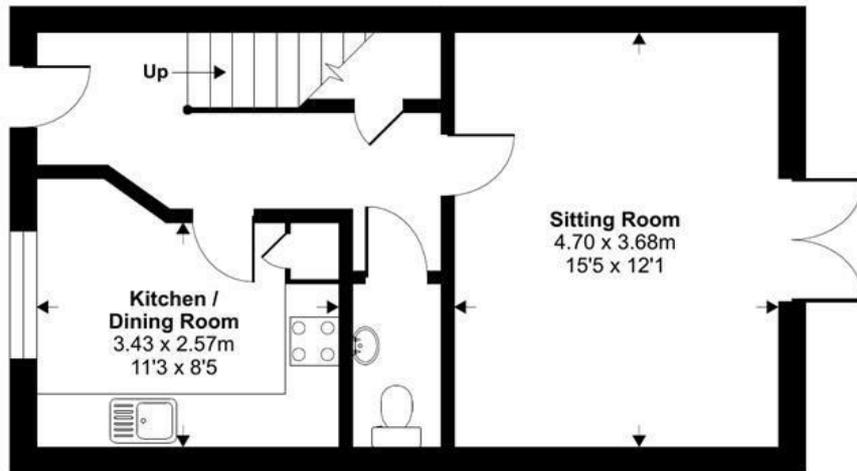
From Lemon Street continue to Arch Hill Roundabout take the third exit towards Treiske Hospital. Pass over the second roundabout, proceed for approximately 200 metres, at the traffic lights turn left into Navigators Way. This turns left into Penwethers Crescent and the property will be on the right hand side.



Approximate Area = 872 sq ft / 81 sq m  
For identification only - Not to scale



First Floor



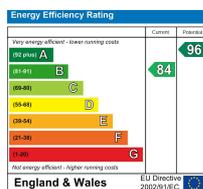
Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Stags. REF: 881679.

These particulars are a guide only and should not be relied upon for any purpose.

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