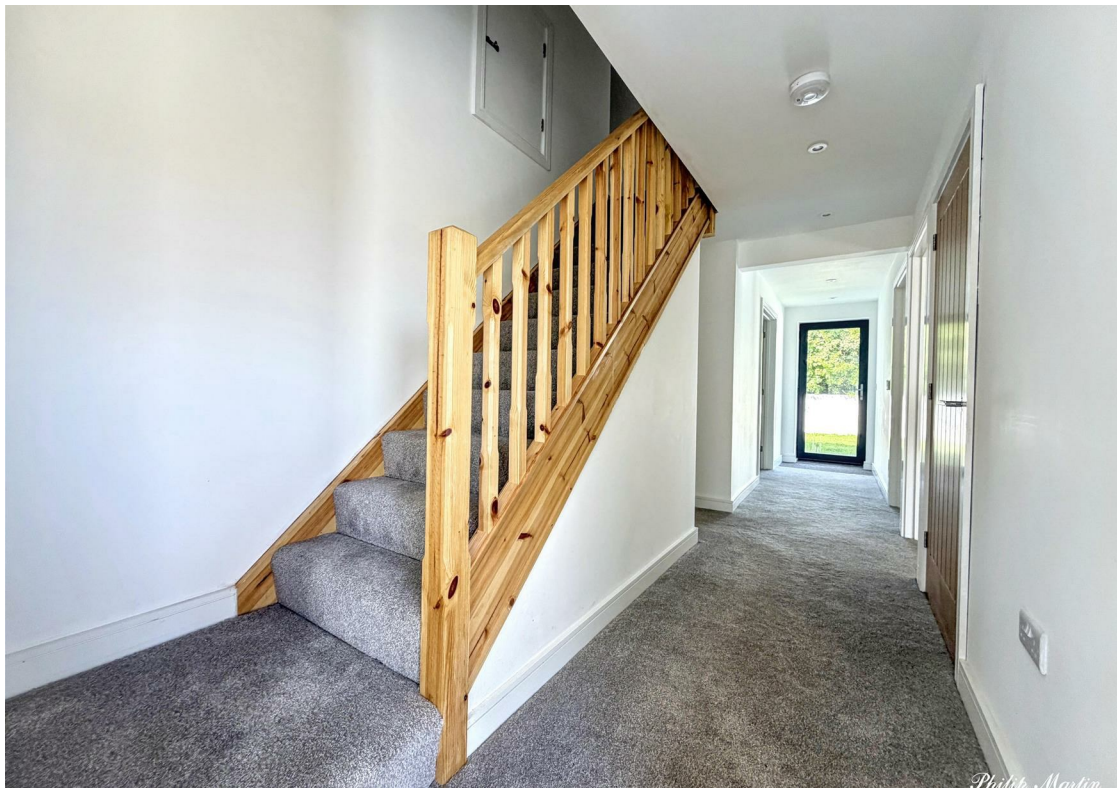

Philip Martin
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS
Philip Martin









Cambria
30 Penwethers Lane

Truro
TR1 3PW

MODERN DETACHED DORMER BUNGALOW

A high-quality, newly built home completed in 2024, offering stylish and energy-efficient living with no onward chain and vacant possession. Ideally situated in a convenient location, the property benefits from air source heating and double glazing throughout.

The well-proportioned accommodation comprises three bedrooms, two bathrooms, a contemporary kitchen/dining room, separate utility and a comfortable lounge. Externally, there is ample off-road parking and an enclosed rear garden.



Guide Price £425,000

Philip Martin

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

THE PROPERTY

Cambria is a striking contemporary detached dormer residence on Penwethers Lane, thoughtfully designed in the style of a classic 1930s dormer bungalow and finished to a high specification throughout. The property combines traditional architectural character with modern design, featuring high-quality finishes and a carefully considered layout ideal for both everyday living and entertaining.

It benefits from energy-efficient air source heating, zoned underfloor heating to the ground floor, radiators to the first floor, a heat recovery ventilation system, and double glazing throughout, together with the added reassurance of a Buildzone warranty. Ideally positioned, the property offers convenient access to Truro city centre, the mainline railway station and Treliske Hospital.

The accommodation is arranged over two floors, providing beautifully proportioned and versatile living spaces, perfectly suited to modern family life, with an emphasis on light, flow and functionality.

LOCATION

Penwethers Lane is a well-regarded and conveniently positioned development, offering excellent access to local amenities, schooling, and transport links. Truro city centre is within easy reach and provides a wide range of independent shops, restaurants, cultural attractions, and leisure facilities, together with a mainline railway station offering direct services to London Paddington.

In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

HALLWAY

A welcoming and spacious reception area with underfloor heating, recessed LED lighting, staircase rising to the first floor, and access to all principal rooms.



KITCHEN/DINING ROOM

4.87 x 3.99 (15'11" x 13'1")

An impressive open-plan living space forming the heart of the home, beautifully appointed with sleek marine blue handleless cabinetry, complemented by streamlined work surfaces and a comprehensive range of integrated appliances. Porcelain tiled flooring with underfloor heating runs throughout, while generous proportions provide ample space for both dining and entertaining. The room also enjoys pleasant views over the rear garden.

UTILITY

2.4 x 1.67 (7'10" x 5'5")

Providing additional storage and appliance space, together with housing for the heating controls and hot water system.





LOUNGE
3.94 x 3.44 (12'11" x 11'3")
A light-filled reception room with a front aspect, enjoying an open connection to the kitchen/dining room, creating a sociable space.

BEDROOM 2
3.46 x 3.26 (11'4" x 10'8")
Built-in wardrobes.

BEDROOM 3
3.19 x 3.15 (10'5" x 10'4")
Built-in wardrobes.

BATHROOM
4.22 x 1.24 (13'10" x 4'0")
A white suite comprising panelled bath with shower over, vanity wash basin, WC, and heated towel rail.

FIRST FLOOR

LANDING

MASTER BEDROOM
4.91 x 3.45 (16'1" x 11'3")
A spacious double bedroom with a dormer window to the front.

SHOWER ROOM
2.72 x 1.36 (8'11" x 4'5")
Well-appointed with a large walk-in shower enclosure, wash basin, WC, and Velux window allowing for excellent natural light.

OUTSIDE
To the front, a tarmac driveway provides generous off-road parking for three to four vehicles, complemented by thoughtfully landscaped planting beds and a natural slate terrace that leads to the entrance.

To the rear, a further slate-paved terrace extends onto a level, enclosed garden, bordered by walling and mature hedging to create a private and secure setting—ideal for both relaxation and outdoor entertaining.

SERVICES
Mains water, drainage and electricity. Air source heating.

N.B
The electrical circuit, appliances and heating system have not been tested by the agents.

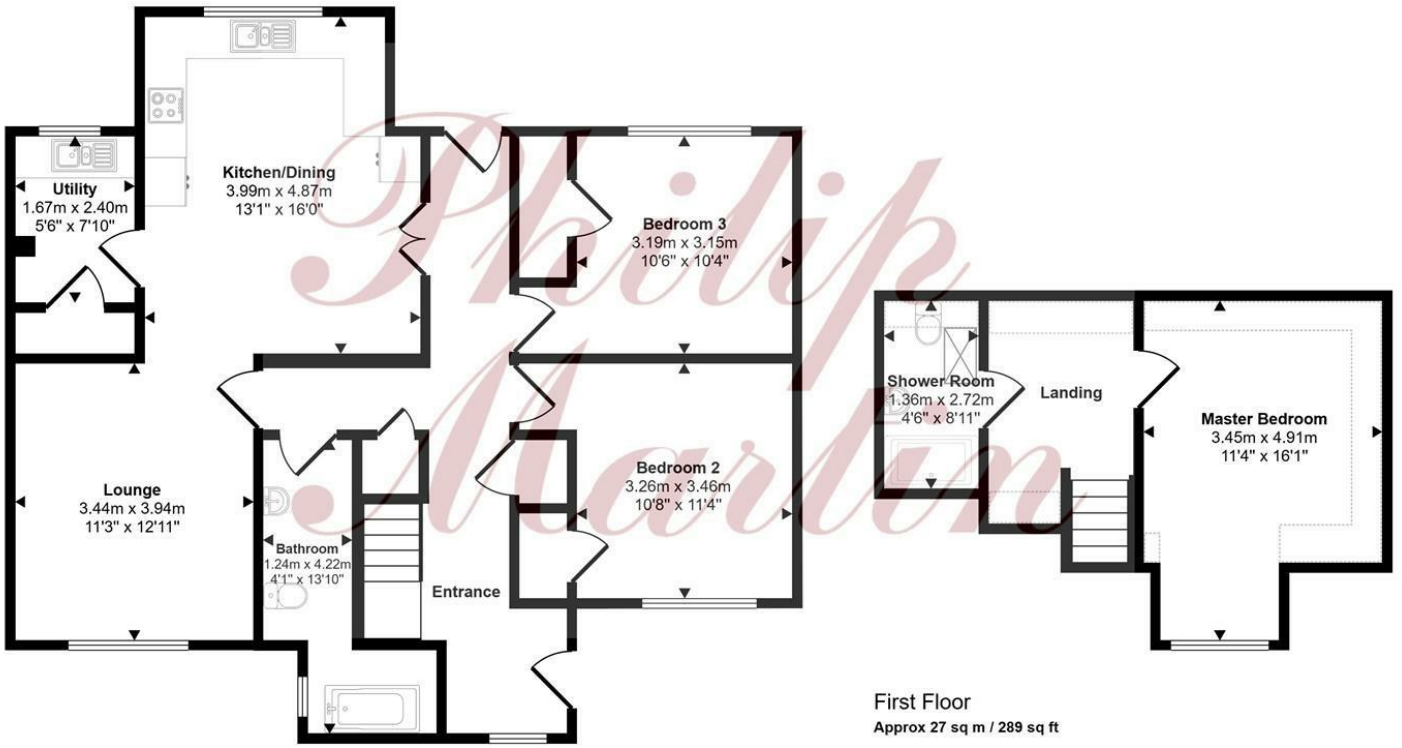
VIEWING
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION
We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX
E

TENURE
Freehold.

Approx Gross Internal Area
118 sq m / 1269 sq ft

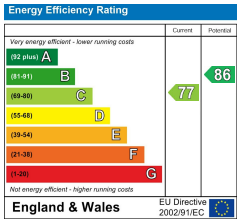


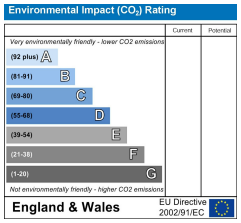
Ground Floor
Approx 91 sq m / 980 sq ft

First Floor
Approx 27 sq m / 289 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



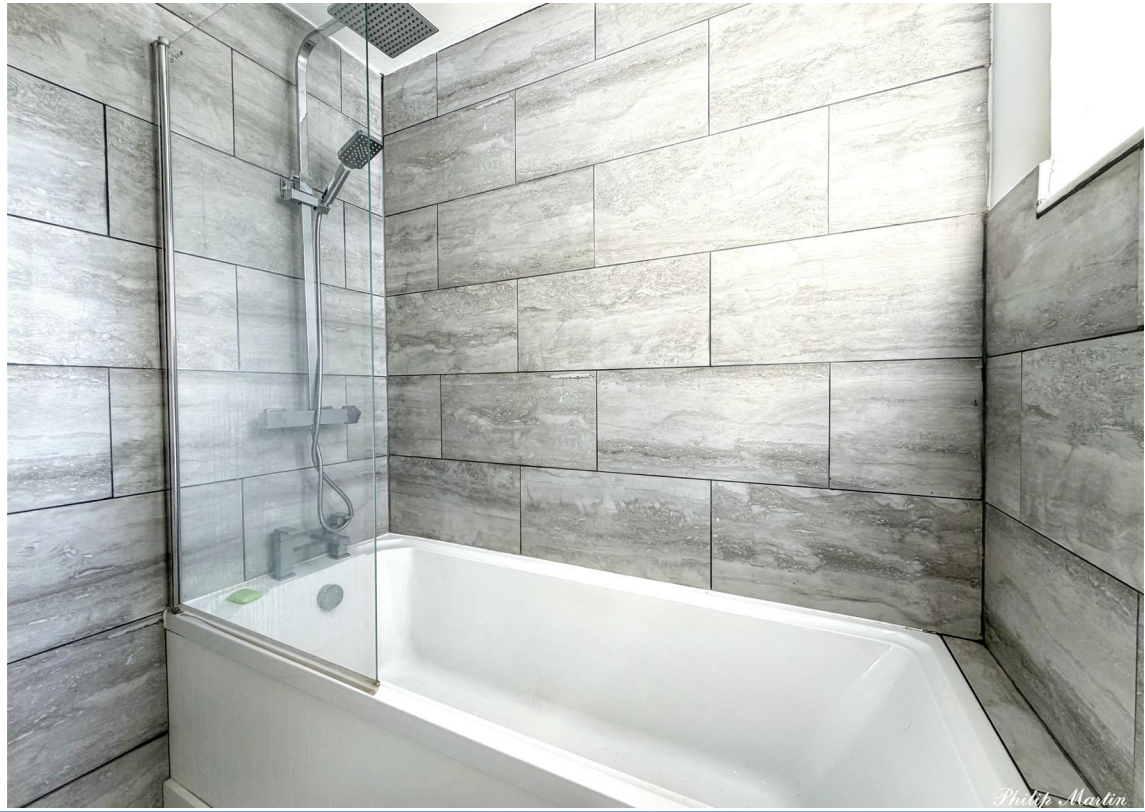


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