



5 Swan Court, Kenwyn Street,
Truro, Cornwall. TR1 3DQ

Lewis Haughton



Guide Price £225,000

Leasehold

A Stylish & Accessible Two-Bedroom Residence in Truro City Centre

Tucked away in a secluded yet highly convenient location, this beautifully appointed two-bedroom, single-storey residence offers modern living with excellent accessibility. Ideally positioned just a short walk from Truro city centre, the property provides a perfect blend of privacy, security, and contemporary design.

Originally converted in 2014, the home is situated behind the historic former 'Swan Inn' Public House. Internally, it features a generous open-plan living space, seamlessly integrating the lounge, kitchen, and dining areas. The contemporary kitchen is well-equipped with integrated appliances, including a fridge freezer, dishwasher, electric oven, hob, and extractor, along with dedicated space for a washing machine and tumble dryer. A useful walk-in pantry enhances storage and practicality.

The spacious reception area enjoys a desirable westerly aspect, bathing the space in natural light and offering direct access to a sheltered courtyard—perfect for outdoor dining and relaxation. Off the inner hallway, two well-proportioned double bedrooms are served by a superbly appointed wet room.





Location

Truro offers a unique blend of independent boutiques, national retailers, art galleries, bars, restaurants, and cultural venues, including The Hall for Cornwall theatre and the Royal Cornwall Museum. With excellent transport links, including a mainline railway station providing direct services to London Paddington, Truro offers both charm and convenience.

5 Swan Court

FRONT APPROACH

Double glazed double doors lead into a light and airy spacious open plan lounge/dining and kitchen area.

LOUNGE/DINER/KITCHEN

25' 8" x 15' 8" (7.82m x 4.78m) (Maximum measurements) Luxury vinyl click flooring and recessed ceiling lighting.

KITCHEN/DINING AREA

Double glazed window. Modern gloss white range of soft-closing built-in wall and base units with a built in oven, hob and extractor over. Built-in dishwasher and fridge freezer. Space for washing machine and tumble dryer. Inset stainless steel 1 1/2 bowl sink unit. Door to large walk-in pantry. Rointe electric radiator.

LOUNGE AREA

Comfortable living space with recessed ceiling lighting, Velux window and access to a small inner hallway leading to both bedrooms and family shower wet room. Luxury vinyl click flooring, recessed lighting. In addition there is a walk-in boiler cupboard and loft access to a good amount of storage space. Rointe electric radiator.

BEDROOM ONE

12' 0" x 9' 4" (3.66m x 2.84m) Double glazed window. Rointe electric radiator. Feature exposed roof truss.

BEDROOM TWO

9' 10" x 9' 4" (3.00m x 2.84m) Double glazed window to rear aspect. Rointe electric radiator.

SHOWER ROOM (WET ROOM)

High quality tiling throughout. Wet room style shower room with wash hand basin. Low level WC. Extractor fan. Recessed lighting. Heated towel rail.

OUTSIDE SPACE & PARKING

Wrought iron gates provide access to a communal bin store, with a further picket fence gate leading to the enclosed courtyard shared between Numbers 5 and 6. There is permit parking within an allocated zone located to the rear of the building, which costs approximately £53 per annum for the first car.

SERVICES

The following services are available at the property however we

have not verified connection: mains electricity, mains metered water, mains drainage, broadband (fibre to premises) subject to tariffs and regulations - Broadband Basic 18 Mbps, Ultrafast 1800 Mbps.

TENURE

Lease Start Date 05 Mar 2015, Lease End Date 01 Jan 2013, Lease Term 999 years from and including 1 January 2014, Lease Term Remaining 988 years, Building managed by Silver Key Service - including insurance, window cleaning & external maintenance charges, currently £102.50pcm.

COUNCIL TAX BAND

BAND C

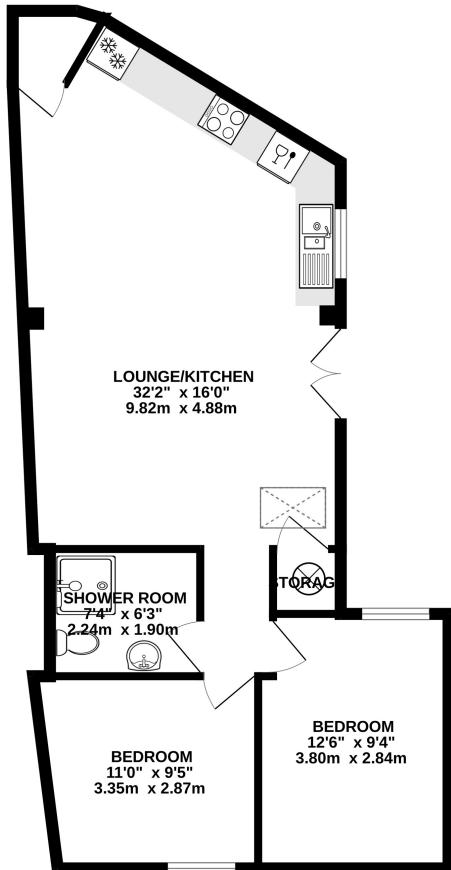
VIEWING

Strictly by appointment through the vendor's Sole Agents, Lewis Haughton on 01872 264120 or info@lewishaughton.com

AGENTS NOTE

DISCLAIMER: These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton Limited. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.

GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

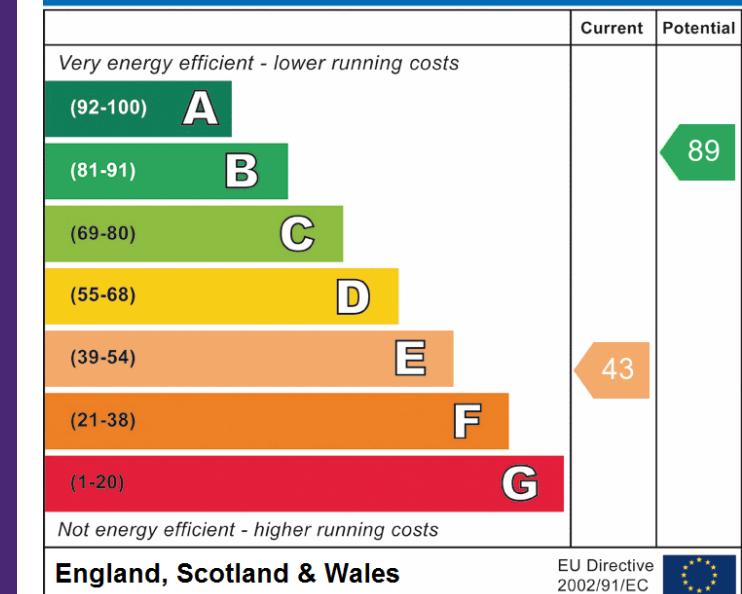


TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx.

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 floorplan is for illustrative purposes only and should not 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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Energy Efficiency Rating



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