



**83, Tinney Drive**

Truro









## 83 Tinney Drive.Truro, TR1 1AT

This well-presented four-bedroom family home, set within a popular development near Penair School, has been tastefully updated by the current owner with Karndean flooring, contemporary bathroom and shower rooms, and a light-filled conservatory with elevated aspects from the upper floors offering far-reaching views and a glimpse of Truro Cathedral.

### Distances

Penair school – 175 yards (on foot); Waitrose – 0.4; Truro Cathedral – 0.7; Truro School – 0.7; Loe Malpas – 1.8; Boscawen park - 1.9; Truro College – 4.4; Loe beach (water sports centre) – 6; Perranporth - 11; Falmouth – 12; Cornwall Airport (Newquay) - 19

(All distances are approximate and in miles)

### The Property

- Beautifully presented family home
- Well-proportioned and versatile accommodation
- Living room with gas fire and two sets of French doors to the southwest facing balcony
- Well-proportioned kitchen/dining room
- Conservatory facing south east with access to the terrace and rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Two further bedrooms (currently used as an office and dressing room)
- Luxuriously appointed bathroom
- Guest bedroom with fitted wardrobes and en suite shower room
- Utility room and separate store room



### The Garden, Garage and Parking

- Integral garage
- Parking for two cars
- Large terrace
- South westerly facing balcony
- Private rear garden

### Location

Tinney Drive is situated on the eastern side of Truro in a well-established yet modern residential development. This sought-after location is particularly popular with families, thanks to its close proximity to the highly regarded Penair School and Truro School.

Residents also benefit from excellent local amenities, including a nearby Waitrose supermarket and the popular Saturday Farmer's Market at Tresemple.

Truro itself is a vibrant city known for its superb shopping, a wide choice of restaurants and pubs, and strong transport links, including a mainline railway service to London Paddington. Cultural highlights include the renowned Hall for Cornwall, the Royal Cornwall Museum, and the iconic Truro Cathedral, all contributing to a lively year-round calendar of events and entertainment.

**What 3 Words** /// share.supper.marked

### Tenure, services and material information

Freehold. Mains gas, electricity, water and drainage.

Council Tax: band E

Broadband: Full Fibre (source: [www.openreach.com/fibre-checker/my-products](http://www.openreach.com/fibre-checker/my-products))



Directions

From Trafalgar roundabout travel up Tregolls Road (towards Waitrose) A390. At the traffic lights, turn right into Beechwood Parc. Continue all the way along and turn right into Tinney Drive. Follow the road until number 83, located towards the top of the road on the left hand side.

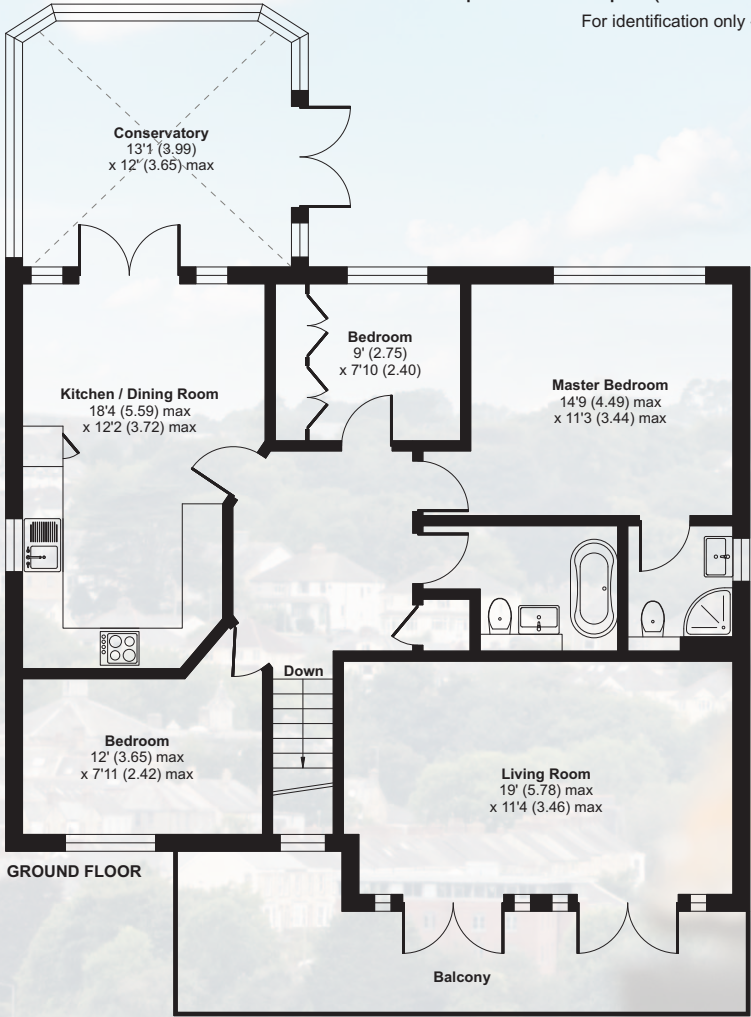
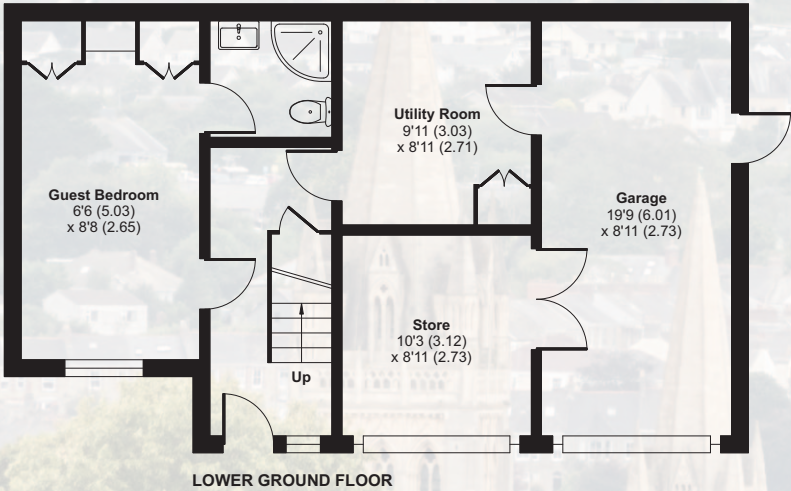
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



83 Tinney Drive, Truro, TR1 1AT

Main House = 1514 sq ft / 140.6 sq m  
Total = 1796 sq ft / 166.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Shore Partnership Limited. REF: 1340550

FIXTURES & FITTINGS

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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## WHERE YOU LIVE MATTERS

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