



18

Silverway | Threemilestone | Truro | TR3 6BP

£220,000



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Situated within a popular residential development in Threemilestone this end of terraced 2 bedroom property is offered to the market with no onward chain.

The accommodation comprises of entrance hallway, living room and kitchen to the ground floor. There are two bedrooms and a bathroom on the first floor. The property is double glazed throughout and has electric heating. There is a good sized enclosed rear garden and a large residents parking area just a short distance from the property.

The property would make an ideal first home or buy to let investment.

- 2 BEDROOMS
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- END OF TERRACE
- GARDENS
- ELECTRIC HEATING
- CONVENIENT FOR SCHOOLING
- OFF ROAD RESIDENTS PARKING

Entrance Porch

3'11" x 4'3" (1.2 x 1.3)

Living Room

14'0" x 14'1" (4.27 x 4.31)

Kitchen

8'8" x 14'1" (2.65 x 4.30)

Bedroom

10'6" x 10'8" (3.21 x 3.27)

Bedroom

9'5" x 7'6" (2.89 x 2.30)

Bathroom

5'6" x 6'1" (1.69 x 1.86)

Information





Tenure - Freehold

Broadband : Standard – 2mbps to Superfast 36mbps download speeds (Source OFCOM :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr36bp&uprn=100040049387>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2 & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr36BP&uprn=100040049387>)

Council Tax – Band B – (Source :

<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=POfnFc6mlf75te1QVr6hyg>)

We understand the property has Mains Electric, mains water, mains drainage with Electric heating.

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⁽¹⁾
628.01 ft²
58.34 m²

Reduced headroom
15.46 ft²
1.44 m²

(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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p><small>Very energy efficient - lower running costs</small></p> <p>192-208kWh A</p> <p>151-191kWh B</p> <p>109-150kWh C</p> <p>65-108kWh D</p> <p>29-64kWh E</p> <p>21-28kWh F</p> <p>1-20kWh G</p> <p><small>Not energy efficient - higher running costs</small></p>		<p><small>Very environmentally friendly - lower CO₂ emissions</small></p> <p>92 plus kWh A</p> <p>81-91kWh B</p> <p>69-80kWh C</p> <p>55-68kWh D</p> <p>39-54kWh E</p> <p>21-38kWh F</p> <p>1-20kWh G</p> <p><small>Not environmentally friendly - higher CO₂ emissions</small></p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC