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SALES

Goodern Drive, Truro

Truro

Guide Price
£285,000

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Tenure: Freehold

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

This versatile semi-detached home offers accommodation arranged over three floors.

To the front of the property there is off-street parking, while to the rear you will find an enclosed garden.

On the ground floor, the accommodation comprises an entrance hallway, a front reception room which would make a perfect snug or sitting room, a kitchen/diner to the rear with doors leading out to the garden, and a convenient ground floor WC.

The first floor offers two bedrooms, a family bathroom, and a further room which could be used as a living room or an additional bedroom if required. The smallest room on this floor lends itself best to use as a nursery or study owing to its size.

On the second floor there are two further bedrooms and a shower room which is accessed from both the landing and one of the bedrooms.

Overall, this is a highly flexible home which can be arranged to suit different needs - either as four bedrooms with two reception rooms, or as a five-bedroom residence with a single reception room. While the property would now benefit from updating, it represents an excellent opportunity to create a superb family home in a convenient location.

Location

Located in a residential area west of Truro city centre, Goodern Drive offers a convenient and well-connected setting ideal for families, professionals, and investors alike. The property is within a short distance of the Royal Cornwall Hospital, making it especially attractive to healthcare staff. Nearby amenities include schools such as Richard Lander School, along with a local shop, and easy access to public transport links into the city and beyond.





Important Information For Buyers

Tenure : Freehold

Council Tax Band : D (Source : PIQ)

Our client has stated in the Property Information Questionnaire that the property cannot be used as a short term let or holiday let. Nor can it be used as a HMO. Your conveyancer would need to verify these and any other restrictions which may apply.

Construction Type: The vendor has not confirmed this in the Property Information Questionnaire (PIQ). All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives

Age of Construction: The vendor has stated circa 2010 in the Property Information Questionnaire (Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative.

Heating: Gas (Source : PIQ)

Water Supply: Mains (Source : PIQ)

Sewage: Mains (Source : PIQ)

Electricity: Mains (Source : PIQ)

EPC: C78 – Certificate valid until 14TH July 2034

Broadband: 6 - 1800 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor

Vodafone – Good outdoor, variable in-home

For further material information, please see the relevant section(s) provided by this website.





AGENTS INFORMATION

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information—particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters—is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.







Truro Sales

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