



St Clements Parc Truro

Truro

£190,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Found within Truro City is this 2 Bedroom end of Terrace Bungalow offered to the market with no onward chain. The property offers scope for improvement benefitting from being light and airy throughout with well proportioned accommodation. The property comprises of the following: The entrance door opens into the hallway with doors opening into the 2 bedrooms and the living room having a feature fireplace. The kitchen/dining room is of a good size with the kitchen fitted with a range of white wall and base units having space for the cooker having a gas hob. The bathroom is also fitted with a white suite. The rear garden is enclosed being laid to lawn with a raised decked area, there is a rear gate giving access. The parking area can be found a short distance from the property. Warmed by Gas Central Heating with Double Glazing.

Location

St Clements Parc is an ideal location within Truro City as there ample amenities nearby including the Railway station, Doctors surgery with pharmacy, plus a wide range of supermarkets. Along with an extensive range of shops and cafes to chose from within the City itself. A short distance from the property is a bus stop which has regular buses into Truro City.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: C Valid until 23 October 2035

Broadband: Ultra fast 1800 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)





Disclaimer

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Legal Notices

Anti-Money Laundering Compliance – Purchasers

In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>