



**Highertown, Truro**

Truro

Guide Price  
**£235,000**



**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Located in Highertown, Truro, this well-presented two-bedroom mid-terrace home is offered to the market with no onward chain.

In our opinion, the property has been well cared for and is presented in good order throughout.

The ground floor comprises a cosy living room to the front, while to the rear is a good-sized kitchen which, in our view, offers ample space to accommodate a dining table. On the first floor you will find the two bedrooms along with the family bathroom.

A particular highlight of this home is the generous rear garden. Long and enclosed, it is notably larger than one might typically expect for a property of this size, providing an ideal space for relaxing outdoors or for those with an interest in gardening.

To fully appreciate all that is on offer, a viewing is highly recommended

#### Location

Highertown benefits from excellent transport links, including quick routes to the A30 and nearby mainline rail connections, making it ideal for commuters and families alike. Local amenities are close at hand, with supermarkets, schools, parks and scenic walking routes all within easy reach. Truro's celebrated shops, eateries, cathedral, and cultural attractions are just a short journey away.

#### Important Information For Buyers

Tenure : Freehold

Council Tax Band : A (Source : Council Tax band Checker as of 24/11/25)

Construction Type and Age: This has not been confirmed by a professional. All buyers must satisfy themselves as to the construction type and age via their own surveyor or legal representatives

Parking: Please note this property does not have off road or allocated parking. However, parking opportunities are available nearby.

Heating: Gas Central (Source : PIQ)

Water Supply: Mains (Source : PIQ)

Sewage: Mains (Source : PIQ)

Electricity: Mains (Source : PIQ)

EPC: Commissioned – Certificate valid until TBC

Broadband prediction: 8- 80 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor

O2 – Good outdoor and variable in-home

Three – Variable outdoor

Vodafone – Good outdoor and in-home

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





*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

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

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