



**Bedruthan Avenue, Truro**

Truro

**£295,000**



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

A three-bedroom semi-detached home positioned in a popular residential area of Truro, offering an enclosed rear garden with the added benefit of a garage and driveway.

On the ground floor, an entrance porch leads into a comfortable size living room with stairs rising to the first floor. To the rear, the kitchen/dining room provides a sociable and practical space, with direct access to the garden. A connecting door also leads into the garage.

Upstairs, the property offers three bedrooms together with the family bathroom.

While the property would now benefit from some updating, it is available with no onward chain.

Outside, the front garden is laid to lawn, while to the rear you will find an enclosed garden. The rear garden has a raised decked area with steps leading down to the remainder – which like the front, is laid to lawn. A driveway to the side provides off-road parking and leads to the garage.

Overall, this ideal family home is in a convenient location, offered to the market as a great opportunity for those seeking a property, they can make their own.

#### **Location**

Bedruthan Avenue is a residential setting while remaining within easy reach of the city's excellent amenities. Bedruthan Avenue has convenient access to local schools, parks, and transport links. Truro's vibrant city centre, with its array of shops, cafés, restaurants and the iconic cathedral is just a short distance away.

With its welcoming community feel, Bedruthan Avenue, is in our opinion, one of Truro's desirable addresses, perfect for buyers looking for a comfortable home in a prime part of the city.

#### **Important Information For Buyers**

Tenure : Freehold

Council Tax Band : C (Source : Council Tax band Checker as of 01/12/25)

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

Heating: We understand this property has Gas heating (Source : PIQ)

Water Supply: We understand this property is on mains (Source : PIQ)

Sewage: We understand this property is on mains (Source : PIQ)

Electricity: We understand this property is on mains (Source : PIQ)

EPC: C72 – Certificate valid until 18<sup>th</sup> March 2032.







### **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*

Broadband prediction: 19 - 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 – Good outdoor

Vodafone – Good outdoor and variable in-home

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

### **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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