



Richards Crescent, Truro

Truro

Guide Price
£240,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Located in a popular residential area of Truro this two-bedroom terrace property is offered to the market with no onward chain.

The accommodation is arranged over two floors and comprises a fitted kitchen, a comfortable living room, and a bright conservatory to the rear, currently used as a dining area, providing additional living space overlooking the garden. On the first floor, there are two well-proportioned double bedrooms, both with useful built in storage, and a family bathroom.

Externally, the property benefits from off road parking at the front, along with a lawned area bordered by a variety of shrubs and plants. To the rear, there is an enclosed garden, mainly laid to lawn, with a patio area ideal for relaxing or entertaining, as well as a useful garden shed.

This property is ideally suited to first-time buyers, investors, those wishing to downsize, and is particularly appealing to those working at the nearby hospital.

Location

Richards Crescent is ideally positioned between Treliske Hospital and the Sainsbury's roundabout, offering excellent convenience for both primary and secondary schooling, as well as Truro College. Truro city centre provides a wide range of amenities, including shops, restaurants, bars, and a cinema, with the iconic Cathedral at its heart. Truro railway station is a short walk away and offers mainline services connecting directly to London Paddington.

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

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.





Important Information For Buyers:

Tenure: Freehold

Council Tax Band: B (Source: Council Tax Band Checker as of 17/04/2026)

Construction & Age: The construction type and age of the property have not been confirmed by a professional. Buyers are advised that we are not acting in the capacity of a chartered surveyor and should instruct their own surveyor or other appropriate professional to verify these details.

Heating: We understand the property has gas central heating (Source: Vendor's PIQ).

Water Supply: We understand the property is connected to mains water (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains sewerage (Source: Vendor's PIQ).

Electricity: We understand the property is connected to mains electricity (Source: Vendor's PIQ).

Flood Risk: Not checked. Buyers are advised to make their own enquiries via the Government Flood Risk service.

Parking & Access: Where the property benefits from off-street parking or other rights of way, these will be clearly detailed within the property description. Buyers are advised to verify any access or parking arrangements as part of their own enquiries.

EPC: D (Valid until 2nd October 2028)

Broadband: Predicted download speeds of 7–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor

O2 – Good outdoor, variable indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and variable indoor

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

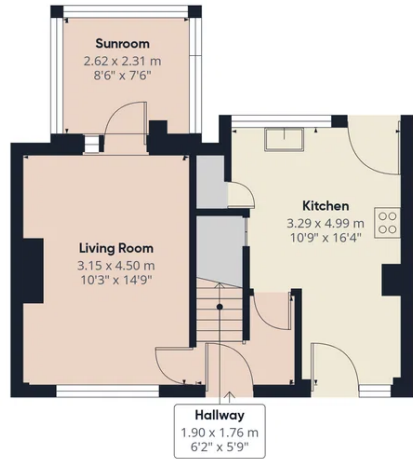
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

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.





Ground Floor



Floor 1



Approximate total area^m
69 m²
745 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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