



goundrys
SALES

Sparnon Terrace, Redruth

Redruth

£320,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

In our opinion, this immaculately presented three-bedroom semi-detached home offers well-balanced accommodation, complemented by a generous front garden and a garage.

Internally, the ground floor features a welcoming entrance hall leading to a comfortable living room with a separate dining area – divided by double doors, the two spaces can also be opened up if preferred, creating a sociable open-plan feel. The kitchen is positioned at the rear of the property and is well equipped with a range of base, wall and drawer units.

On the first floor, there are three bedrooms and a well-appointed family bathroom, completing this lovely home. The bathroom comprises shower with separate bath, hand wash basin and WC.

As mentioned, the property enjoys a long front garden which is predominantly laid to lawn, creating an attractive approach and a sense of space. To the rear, there is a further area of outside space, ideal for sitting out, entertaining, or simply relaxing with garden furniture.

Location

Sparnon Terrace is ideally situated within walking distance of Redruth town centre, offering easy access to a range of local shops, schools, and amenities. The area benefits from excellent transport links, including Redruth train station just a short walk away and convenient access to the A30, making it well-connected for commuters and travel across Cornwall. This established residential location blends a strong sense of community with practical convenience, making it a popular choice for families, professionals, and investors alike.

Important Information For Buyers

Tenure : Freehold

Council Tax Band : C (Source : Council Tax band Checker as of 20/10/25)

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 not confirmed this in the Property Information Questionnaire (Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative.

Parking: Garage

Heating: TBC (Source : PIQ)

Water Supply: Mains (Source : PIQ)

Sewage: Mains (Source : PIQ)

Electricity: Mains (Source : PIQ)

EPC: TBC – Certificate valid until TBC





Broadband: 19- 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.

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.



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