



goundrys
SALES

Bosvigo Road Truro

Truro

£180,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Offered to the market with no onward chain is this two bedroom end of terrace property, located centrally within Truro City. The property benefits from having good access to amenities and Truro Railway Station. The accommodation comprises of a good sized living room, a modern fitted kitchen and rear porch/utility area that leads out to the parking area which can easily double up to be a rear courtyard. On the first floor there are the two bedrooms and the bathroom fitted with a white suite. The property benefits from off road parking to the rear. The property is warmed by gas central heating with double glazing.

Location

Situated in Bosvigo Road being a short walk from Truro city centre and the main railway station at the top of Richmond Hill, this cottage is extremely conveniently located for Truro's various facilities which include shops, restaurants and bars, junior and secondary schooling.

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 Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: C Valid until 25th March 2036

Broadband: Ultra fast 1800mbps 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

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