



Blackwater, Truro

Truro

Guide Price
£242,500

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Situated in the popular village of Blackwater, this well-presented two-bedroom mid-terraced home offers modern living and would make an ideal first-time purchase or investment opportunity.

The accommodation is arranged over two floors and comprises an entrance hallway, a spacious living/dining room, a modern fitted kitchen, and a convenient downstairs WC. On the first floor, there are two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a good-sized enclosed rear garden, perfect for relaxing or entertaining, along with two allocated off-road parking spaces located to the rear.

Located within easy reach of local amenities, schools, and transport links to both Truro and Redruth, this property combines comfort, convenience, and practicality, making it a superb option for those looking to step onto the property ladder or add to their portfolio.

Location

Nestled in the popular village of Blackwater, this modern home enjoys a convenient position between Truro and Redruth, with easy access to the A30 for commuting across Cornwall. The village offers a friendly community atmosphere with a local primary school, shop and scenic countryside walks nearby. Just a short drive away are the beautiful north coast beaches of Porthtowan and Portreath, while Truro's bustling city centre provides a wide range of shopping, dining and leisure facilities.

Information

Tenure: Freehold

A ground rent of £300 per annum is payable

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: Air Source Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: B (86) – Certificate valid until 19th September 2027

Broadband: 7–80 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)





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.

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

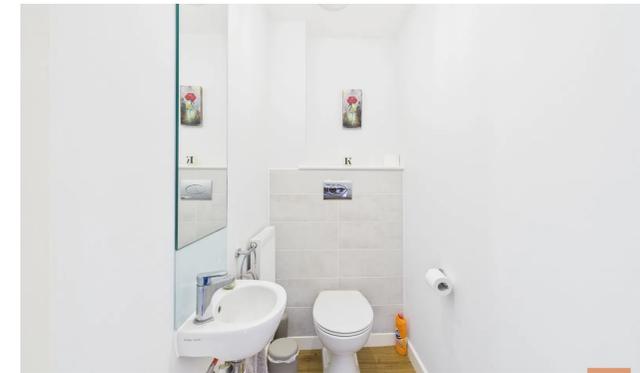
Anti-Money Laundering Compliance – Purchasers

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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