goundrys SALES

Wheal Sperries Way, Newbridge, Truro

£255,000

Truro

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Description

Offered onto the market with No Onward Chain this immaculate two bedroomed semi - detached house which has the benefit of a garage and parking. The accommodation on offer comprises: Entrance hall with ground floor cloakroom, living room with feature bay window and countryside views from the front elevation, kitchen/dining room with modern fitted kitchen with integrated appliances and doors opening to the rear garden. To the first floor of the property the master bedroom has an en-suite shower room fitted with a white suite, bedroom two and the internal accommodation is completed by the family bathroom fitted with a white suite. Externally, a pathway and steps lead to the front door, whilst the rear garden has a patio area with steps leading up to a lawn area which benefits from being enclosed by timber fencing, providing a sunny aspect and countryside views. There is a rear gate opening onto a pathway leading to the garage found in a block a short distance from the property. Warmed by Gas Central Heating with Double Glazing.

Location

Wheal Sperries Way is conveniently positioned for Truro College and the Royal Cornwall Hospital as well as being within proximity to junior and secondary schooling. The A30, Cornwall's main trunk road is within easy access to the property and the cathedral city of Truro itself has a wide range of shopping and schooling facilities with restaurants and a mainline railway station connecting to London Paddington.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (24th July 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: C Valid until 27th July 2036

Approximate What3Words Location: ///mats.rationed.home

Stamp Duty: As with all property purchases, Stamp Duty Land Tax (SDLT) may be payable. The amount, if any, will depend on the buyers' individual circumstances. Buyers are advised to seek professional advice.

Broadband: Super fast Predicted download speeds of 22–1800 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor and indoor
O2 – Good outdoor and indoor
Three – Good outdoor and indoor
Vodafone – Good outdoor and indoor

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

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.

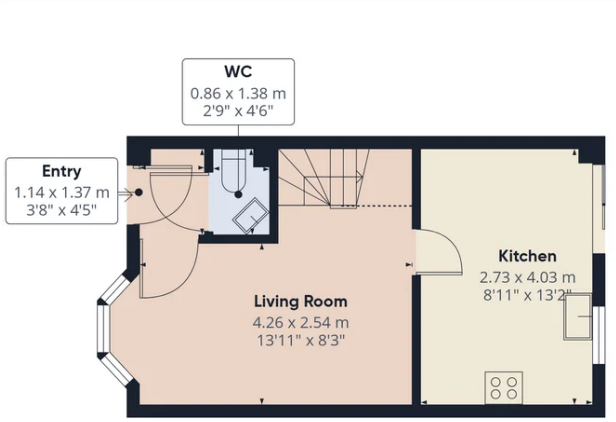
Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.
Legal Notices

Anti-Money Laundering Compliance – Purchasers

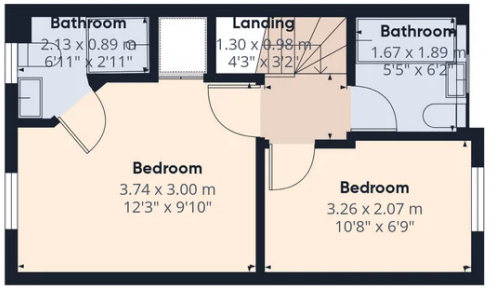
In line with our regulatory obligations, we are required to obtain verified identification from all prospective purchasers prior to proceeding with a sale. Full details regarding the identification process will be provided once an offer has been made.

Proof of Finance – Purchasers

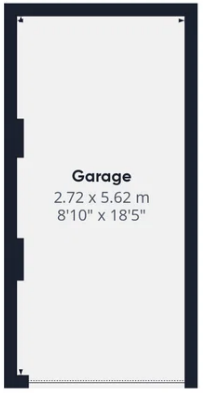
To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

68.5 m²
737 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

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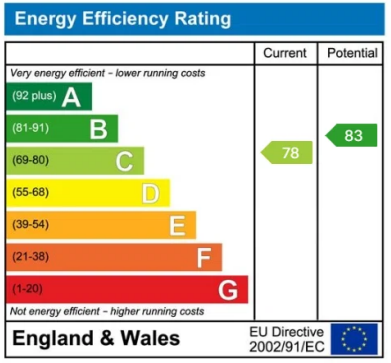

Truro Sales

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