



goundrys
SALES

Pendeen Crescent, Threemilestone

Truro

Guide Price
£325,000

Bedrooms: 5

Bathrooms: 3

Receptions: 1

Situated in the ever-popular village of Threemilestone, this extended home offers highly versatile accommodation, well suited to a range of buyers. The location is particularly convenient, with local schooling nearby, good access to Truro College, the Royal Cornwall Hospital and the wider city of Truro.

The property has been extended over the years and now provides adaptable accommodation arranged over two floors.

To the first floor, there are three bedrooms together with the family bathroom.

On the ground floor, the accommodation includes an entrance hallway, additional WC, living room, dining room and a generously sized kitchen, which is semi-open plan to the dining area. What is believed to have once formed part of the original garage is now utilised as a bedroom with a wet room-style ensuite, providing useful ground floor accommodation. There is also a further ground floor room, currently arranged as bedroom five.

Although currently configured to provide up to five bedrooms, the layout would equally suit those seeking three or four bedrooms with the benefit of home office space, hobby rooms or accommodation for a dependent relative.

Externally, the property benefits from driveway parking to the front. There is an enclosed garden area, predominantly paved for ease of maintenance, while to the rear there is a further garden area.

A spacious and flexible home in a convenient village location, viewings are highly recommended.

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: D (Source: Cornwall Council Tax Band checker)

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 fired 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: C69 – Certificate valid until 30TH October 2029

Approximate What3Words Location: ///ascendant.terribly.logged

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: Predicted download speeds of 25–1800 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor

Vodafone – Good outdoor

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.





Approximate total area^m
 103.4 m²
 1114 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.

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Truro Sales

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