



**Upland Crescent, Truro**

Truro

**£400,000**



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

### Description

Found in an elevated position in a most desirable location on the East side of Truro City is this Detached 3 bedroom bungalow having the benefit of delightful mature gardens. The property is accessed via a pathway leading to the front entrance door, this opens into a welcoming hallway with large storage cupboard, an internal door opens into the living room. The generous size living room is light and airy throughout having a feature fireplace. The open plan kitchen/ dining room is very spacious again being light and airy. The kitchen has a range of wood wall and base units having a complimentary work top with sink and drainer unit with mixer tap over. There is a built in oven with a gas hob and extractor fan over, free standing appliances include the fridge/freezer and dishwasher. Also found in the kitchen is a large storage cupboard. There is an inner hallway leading to the 3 double bedrooms, all being light and airy with the master bedroom benefitting from an en-suite shower room. There is a family shower room fitted with a white suite. To the outside of the property there is driveway parking for 2 vehicles plus the garage. A pathway leads to the front entrance door and the front garden being laid to lawn with a patio seating area ideal for alfresco dining, here you will find a wide variety of flowers and shrubs making it haven for the wildlife. The Garden wraps around to the side where you will find the greenhouse and raised veggie beds being enclosed by fencing with an array of flowers and shrubs in the boarder. The attractive rear garden is fairly sheltered with walling and a variety of flowers and shrubs. Warmed by Gas Central Heating with Double Glazing. The property is very deceiving from the outside so an internal viewing is essential to see all that the property has to offer, please give our office a call on 01872 242425 to book your viewing.

### Location

Upland Crescent is conveniently located within Truro City and is within easy walking distance of Waitrose superstore. Truro City has an extensive assortment of amenities, including the Hall for Cornwall theatre, a vast array of shops, supermarkets, boutiques, cafes, bars and restaurants as well as a comprehensive range of professional and health services. All of which are dotted around the quaint cobbled streets and riverside walks. Near by schools are Archbishop Benson Primary and Penair Secondary along with the private schools being Polwhele and Truro School. Further to the outskirts, the city offers a range of larger retail outlet centres, county hospital and links to the national rail network and airports.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of ( 13th June 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 Certificate Valid until 6th March 2034

Approximate What3Words Location: ///menu.slimy.remark

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.

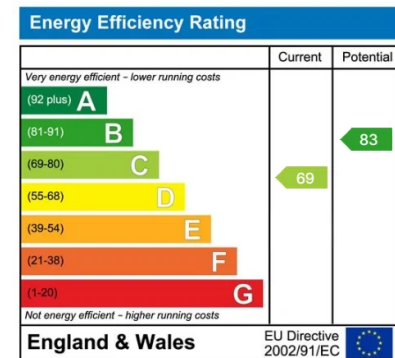
Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

#### 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

1035 ft<sup>2</sup>

<https://www.goundrys.co.uk/>