



goundrys
SALES

Hawthorn Way, Threemilestone

Truro

Guide Price
£285,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Description

Found within the popular area in Threemilestone is the 3 bedroom Semi-Detached house offered to the market with no onward chain. This lovely family home is light and airy throughout benefitting from Gas Central Heating with Double Glazing throughout. The accommodation on offer is as follows: The entrance door opens into a porch with an internal door opening into the welcoming hallway having double doors into the spacious living room. From the living room you will find the dining area with patio doors out into the garden. The modern fitted kitchen has a built in oven with Gas hob and extractor over, space for the fridge/freezer and washing machine. Stairs rise to the first floor accommodation where you will find 3 good sized bedrooms and family bathroom fitted with a white suite. The enclosed rear garden is laid to lawn having a good size patio area with a garden shed. There is a gate opening to the side of the property where you will find ample driveway parking. Please call 01872 242425 to arrange your viewing.

Location

The village of Threemilestone has excellent transport links and is within close proximity to key locations such as the Royal Cornwall Hospital and the A30 - which make it a popular choice for commuters.

Threemilestone is within easy reach of local schools, including Richard Lander Secondary School and Truro College, making it particularly appealing to families with children. The village also boasts a good selection of everyday amenities, including convenience stores, bakery, butchers, pharmacy, doctors and dentist surgery's, social club and a popular Public House.

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: B (Source: Council Tax Band Checker as of 13/04/2026)

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 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 1st June 2027

Approximate What3Words Location: ///ferrying.vouch.piper

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 8–1800 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor and variable indoor

O2 – Good outdoor and variable indoor

Three – Good outdoor

Vodafone – Good outdoor

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

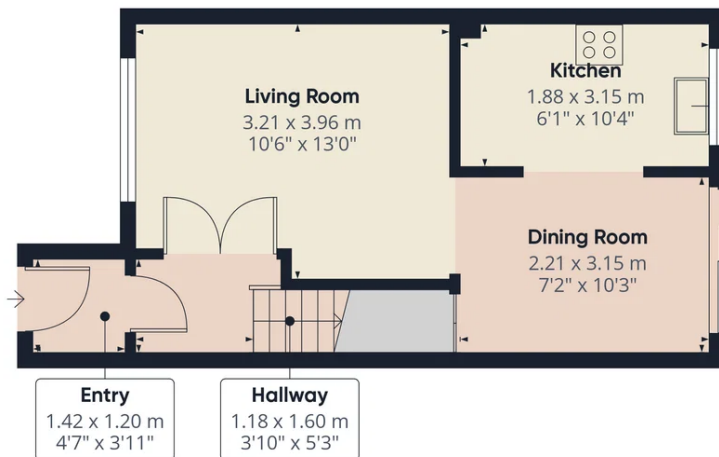
ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

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.

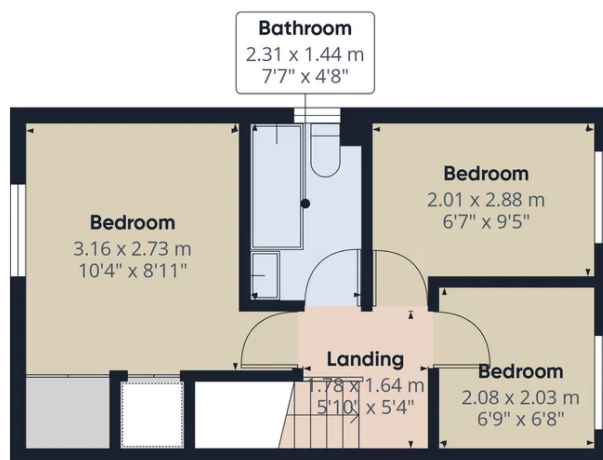
PROOF OF FINANCE – Purchasers

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.





Ground Floor



Floor 1



Approximate total area^m
57.3 m²
618 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.

GIRAFFE360



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