



goundrys
SALES

Melville Road, Threemilestone, Truro

Truro

£275,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Found within the popular residential area of Threemilestone is this 2 Double Bedroom Semi-Detached bungalow offered to the market with no onward chain. The property benefits from ample driveway parking leading to the single garage. The accommodation on offer is as follows: The entrance door opens into the hallway which leads to the spacious light and airy living room having views over the front garden. The modern kitchen is fitted with a range of wood wall and base units with complimentary work tops and inset stainless steel sink and drainer unit. There is space for the fridge/freezer, washing machine and cooker, there are dual aspect double glazed windows to the front and side. The 2 Double bedrooms are of a good size with the master bedroom having a door opening into the conservatory. The shower room is fitted with a double shower and a white suite. The attractive rear garden is level being laid to lawn with a variety of flowers and shrubs. The property is warmed by Gas Central Heating with Double Glazing. The property is a short level walk from all the amenities on offer.

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.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of 18th 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 24th November 2029

Approximate What3Words Location: [///examples.indicated.dynasties](#)

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.

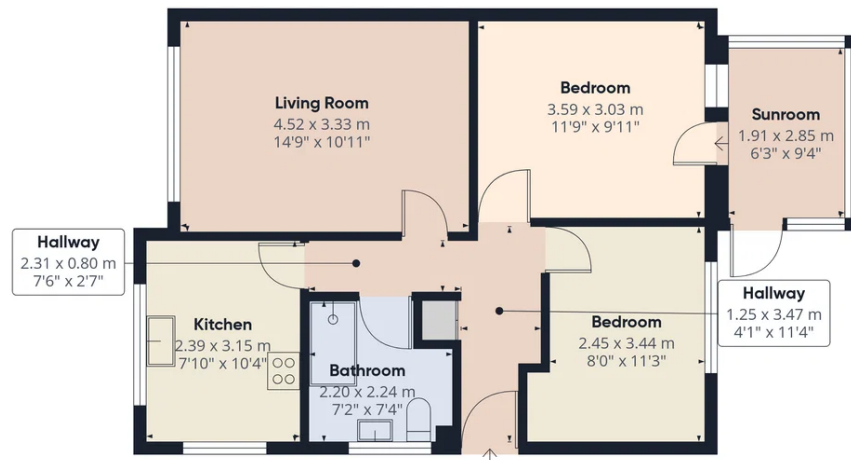
Legal Notices

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



Ground Floor Building 2



Approximate total area^m
69.7 m²
750 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Truro Sales

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