goundrys SALES

Coronation Terrace, Truro

Truro

Guide Price

£375,000

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Found on the ever-popular Coronation Terrace in Truro, this attractive period mid-terrace home offers well-proportioned four-bedroom accommodation arranged over two floors.

To the front, the property benefits from the advantage of off-road driveway parking, a real bonus for this style of home and location.

Internally, the ground floor offers two generous reception rooms, providing flexible living and dining space. To the rear, the kitchen is complemented by a useful additional room, offering scope for further improvement or reconfiguration to suit a buyer's needs, along with a separate utility area.

On the first floor, there are four bedrooms along with the family bathroom, making the property well-suited to growing families or those requiring additional space for home working.

Externally, the rear garden is enclosed and arranged over two tiers, offering a pleasant outdoor space with potential for landscaping or further enhancement. Before being fenced at the rear, we understand our client has used part of the garden to facilitate further parking.

A fantastic opportunity to acquire a spacious period home in a convenient Truro location, ideally positioned for easy access to the city centre and directly opposite the mainline rail station, making it perfect for commuters and those needing excellent transport links. The property also offers great scope to personalise and add value.

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: We understand the property is Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of 21/04/26)

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: C71 – Certificate valid until 27th April 2036

Approximate What3Words Location: ///farm.erase.camera

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.

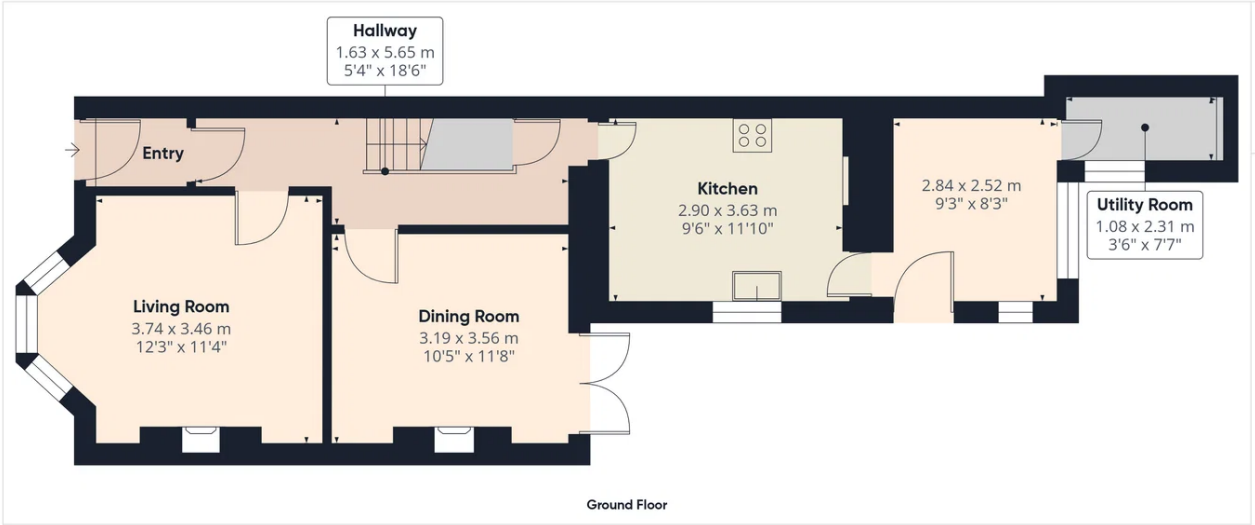
Broadband: Predicted download speeds of 16 – 1800 Mbps (Source: Ofcom Broadband Checker)

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 and variable indoor
Vodafone – Good outdoor and indoor

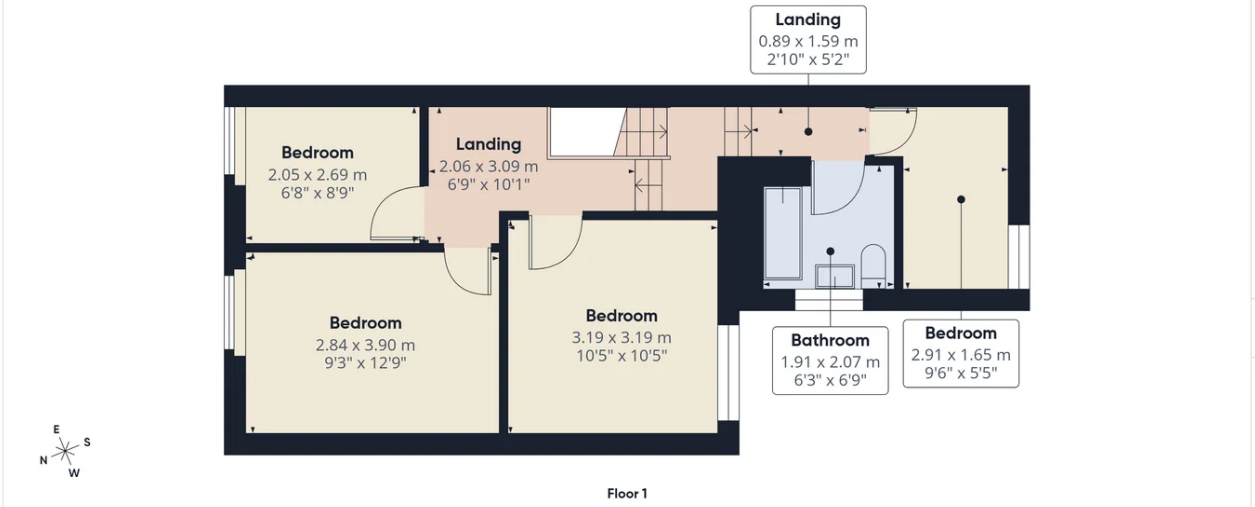
For further material information, please refer to the relevant section(s) provided by this website.

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(1)

100.7 m²

1084 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

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

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