



goundrys
SALES

Chyvelah Ope, Gloweth, Truro, TR1 3YA

Truro

£230,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Situated within close proximity to the Royal Cornwall Hospital and Truro College, is this two bedroom End of terrace home benefitting from Gas Central Heating with Double Glazing throughout. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway which leads you into the living room being light and airy having views over the front garden. The well appointed modern kitchen has an electric oven, gas hob with extractor fan over having space for the fridge/freezer and washing machine. Stairs rise to the first floor accommodation where you will find the two bedrooms and the shower room being fitted with a white suite having a double shower cubicle. To the outside there is a pathway leading to the new front entrance door, from here there is a gate opening into the garden being laid to lawn and enclosed by fencing. There are Two designated car parking spaces. The property is warmed by Gas Central Heating with Double Glazing.

Location

This property is ideally situated near some of Truro's most important amenities and institutions, including The Royal Cornwall Hospital, Truro College and Richard Lander School making this property a great choice for healthcare professionals, teachers and families alike.

There are nearby amenities such as a convenience store and the nearby village of Threemilestone provides further convenience in the form of shops, takeaways and a public house. The city of Truro is just 2.5 miles away and has a host of restaurants, super markets, cafes and shops.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: C Valid until 28th December 2027

Broadband: Ultra fast 1000 Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)





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.





Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

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