



goundrys
SALES

The Pastures, Shortlanesend

Truro

Offers Over
£350,000

Bedrooms: 3

Bathrooms: 2

Receptions: 1

In our opinion, this well-presented three-bedroom semi-detached home enjoys a favourable position within the popular development of The Pastures.

The property offers well-balanced and practical accommodation throughout. To the first floor are three bedrooms, including a principal bedroom with ensuite, in addition to the family bathroom.

On the ground floor, there is a spacious living room with ample space to accommodate both seating and dining areas, creating a versatile and sociable living space. The kitchen is well-equipped with a range of base, wall and drawer units, providing plenty of storage and workspace. The ground floor accommodation is completed by a convenient WC.

Externally, the property benefits from driveway parking to the front, leading to the adjoining garage. The garage can also be accessed from the rear garden, adding to the overall practicality.

The rear garden is fully enclosed and has been thoughtfully landscaped to provide a generous area of lawn, along with space for outdoor seating and entertaining.

Important Information For Buyers:

Tenure: Freehold

Estate Management Fees: TBC

Council Tax Band: C (Source: Council Tax Band Checker as of 23/02/2026)

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 air source 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: B84 – Certificate valid until 12th March 2028.

Broadband: Predicted download speeds of 2–1800 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor

O2 – Good outdoor

Three – Good outdoor

Vodafone – Good outdoor and variable indoor

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





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.

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.





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