



Riverside View, Truro

Truro

Offers Over
£240,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Occupying an elevated location is this Mid - Terrace two double bedroom property benefitting from superb views over the river and countryside beyond. This lovely property can be found in Truro City and within walking distance of Boscawen park and Malpas Village with the ever popular Heron Inn.

The property comprises of the entrance door opening into the porch having a storage cupboard. A door opens into the light and airy living room with views towards the river. The modern kitchen/dining room can be found to the rear of the property with access into the attractive rear garden. Stairs rise to the first floor accommodation where you will find the two Double Bedrooms plus family bathroom fitted with a white suite. The rear terraced garden is enclosed with several seating areas and being laid to lawn. Steps lead to the top patio area having views over the fields behind. There is a designated parking space. The river views are enjoyed from the living room plus the front bedroom. There is a variety of local wildlife which can be enjoyed from the garden. The property is warmed by Gas Central Heating with Double Glazing.

Location

Malpas is a popular residential area on the edge of Truro, known for its attractive riverside setting. With lovely walks along the river and easy access to the countryside, it offers a quiet lifestyle while still being close to the city centre. Truro's shops, cafés and amenities are just a short drive or bus ride away, making Malpas a popular spot for those wanting the best of both town and country living.

Tenure: Freehold

Council Tax Band: B (Source: Council Tax Band Checker as of (28th May 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. We believe the property is of timber frame construction with brick.

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 2nd June 2036

Approximate What3Words Location: [///whites.coach.next](https://www.what3words.com/whites.coach.next)

Agents Note: The Gas boiler was replaced in December 2025 and comes with the remainder of the 10 year guarantee.

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

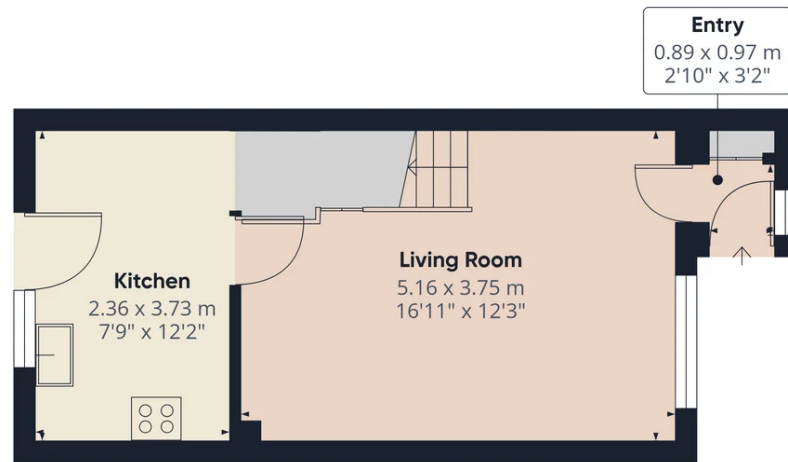
Anti-Money Laundering Compliance – Purchasers

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.

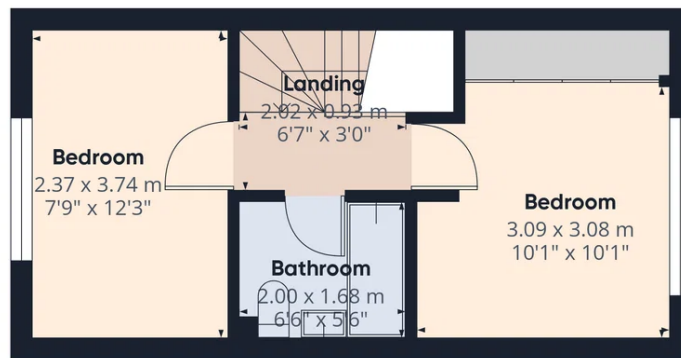
Proof of Finance – Purchasers

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



Floor 1



Approximate total area⁽ⁿ⁾

55 m²

592 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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