



St Aubyns Road, Truro

Truro

£215,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Description

Found within the heart of Truro City is this attractive stone fronted 3 bedroom terrace property built circa 1900. The property is offered to the market with no onward chain. The property has been in the same ownership for many years and is now in need of modernisation throughout. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with a door leading to the living room having a feature fire place. There is a separate dining room being of a good size with a window to the rear elevation. The kitchen is to the rear of the property, having a range of wall and base units with stainless steel sink and drainer unit, space for the cooker, this room needs total refurbishment. The shower room can be found on the ground floor accessed via the kitchen. Stairs rise to the first floor where you will find the 3 good sized bedrooms. To the rear of the property you will find a courtyard plus off road parking for 1 vehicle which is accessed via wooden gates.

Location

St Aubyns Road is situated in Truro city centre, being on the south eastern side and a short walk into benefit from all Truro cities amenities. Truro being the main educational, retail and recreational centre for Cornwall, offers an extensive range of amenities including main line rail link through to London Paddington and the north.

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: None

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: F Valid until 28th October 2035

Broadband: Ultra fast 1800 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

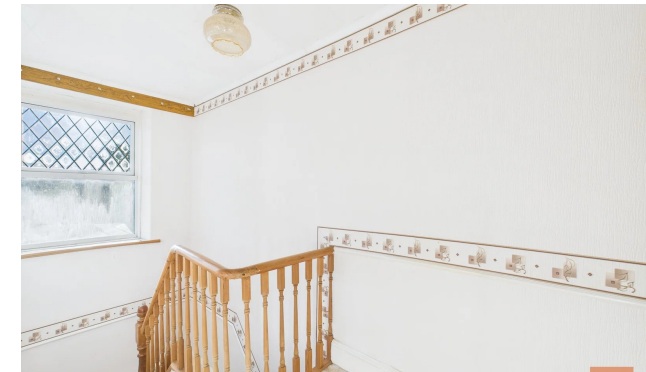
Anti-Money Laundering Compliance – Purchasers

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/>