



Lowen Bre, Truro

Truro

£395,000

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Description

Offered to the market with No Onward Chain is this attractive 4/5 Bedroom Semi-Detached house having the benefit of a generous garden to the rear. The accommodation on offer is laid out over 3 floors comprising of: The entrance door opens into the welcoming hallway with doors opening into the spacious, light and airy living room (Optional 5th Bedroom) having views over the rear elevation with countryside views. Also on this floor you will find a bedroom plus bathroom. Stairs rise to the 2nd floor where you will find the master bedroom having the benefit from an en-suite shower room plus 2 further bedrooms. On the lower level you will find the spacious light and airy modern kitchen/ dining room leading to the living room having patio doors to the rear. The rear garden has a good size patio area with steps leading down to the enclosed garden being laid out lawn. This area is a blank canvas for those who enjoy gardening and would like to create a peaceful hideaway with a summerhouse. The property is warmed by Gas Central Heating with Double Glazing throughout.

Location

Situated in this popular residential area conveniently located for anyone requiring access to the Royal Cornwall hospital at Treliske, Truro college, Richard lander secondary school and access out to the A30 at Chiverton Cross. Truro city centre itself has an extensive range of facilities which includes shops, restaurants and bars and also has a mainline railway connecting to London Paddington.

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (19th 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 Valid until 5th May 2034





Approximate What3Words Location: ///toys.targeted.demanding

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

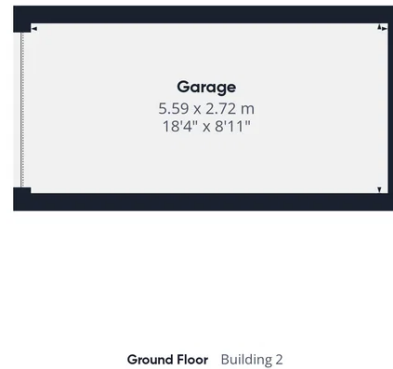
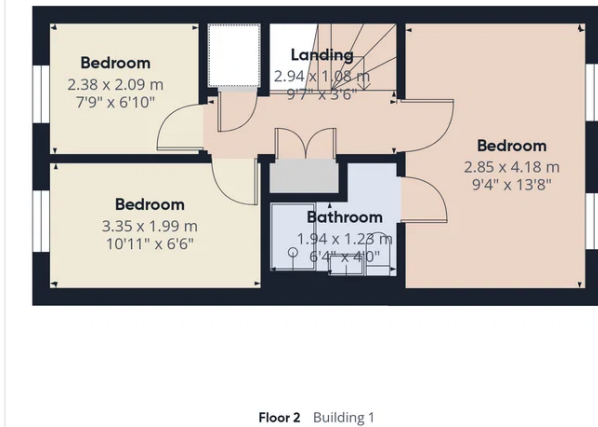
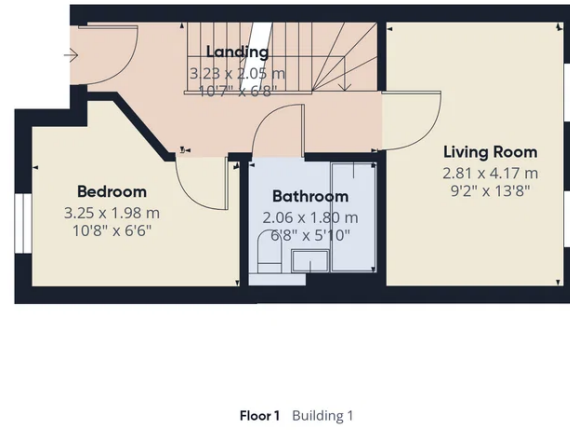
Anti-Money Laundering Compliance – Purchasers

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.





Approximate total area^m
108.2 m²
1164 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Truro Sales

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