



goundrys
SALES

Polisken Way, St. Erme

Truro

Guide Price
£240,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Found in a popular residential area of St Erme, this three-bedroom semi-detached home offers a practical layout with a generous living room.

The ground floor features a kitchen/breakfast room, a conservatory and a welcoming living room with stairs rising to the first floor. Upstairs, there are three bedrooms and a shower room; the latter has been updated in more recent times.

Outside, the property benefits from driveway parking to the side leading to a garage (with inspection pit) while the enclosed rear garden has been thoughtfully designed for ease of maintenance. The garage and both garden sheds have power connected.

While the home has been well cared for, buyers may wish to carry out some updating in certain areas to suit their personal tastes. A great opportunity in a desirable village location.

Preliminary details - subject to change.

Location

St Erme, together with the adjoining village of Trispen, offers a welcoming community atmosphere within easy reach of Truro. The village is well-served with local amenities.

Located just a few miles from the cathedral city of Truro, residents benefit from excellent road links via the A39 and regular bus services into the city. Truro offers a wide range of shops, restaurants, healthcare facilities, and secondary education, as well as mainline rail connections to London Paddington.

Material Information

Tenure : Freehold

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

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

Age of Construction: Age of construction not confirmed by a professional. Please refer to your surveyors' comments.

Heating: TBC

Water Supply: We believe this property is on mains supply.

Sewage: We believe the property is on private drainage.

Electricity: We believe this property is on mains supply.

EPC: TBC - Commissioned

Broadband: 2 to 1800 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability : Prediction, not a guarantee – Indoor: Limited / None , Outdoor Likely – (Source Ofcom Mobile Checker)

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





Information

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.





Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

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