



Trevella Veau, St Erme, Truro

Truro

£200,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Description

Found within the popular village of St Erme is this 2 Double Bedroom mid terraced property in need of general updating throughout. The property comprises of an entrance porch opening into the good size living room being light and airy. The kitchen/ dining room is fitted with a range of white wall and base units with a built in double oven with electric hob and extractor fan over. There is a rear door opening into the garden. On the first floor there are the two double bedrooms and the family bathroom fitted with a modern white suite. To the front of the property there is a pathway leading to the entrance door with the front garden being laid to lawn. The rear garden is enclosed by fencing, being of a low maintenance with decking providing seating area. The single garage can be found at the rear of the garden. The property is warmed by electric heating with double glazing. An ideal purchase for first time buyers or an investment opportunity.

Location

St Erme is located between Truro and Newquay and is convenient for the main A30 trunk road throughout the county, as well as Truro City Centre. The village has facilities which cater for daily needs, whilst Truro itself provides the mainline rail link through to London Paddington. There is also a primary school and regular bus service.

Tenure: Freehold

Council Tax Band: B (Source: Council Tax Band Checker as of (11th June 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.

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: D Certificate Valid until 25th May 2034

Approximate What3Words Location: ///looms.winemaker.flies





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

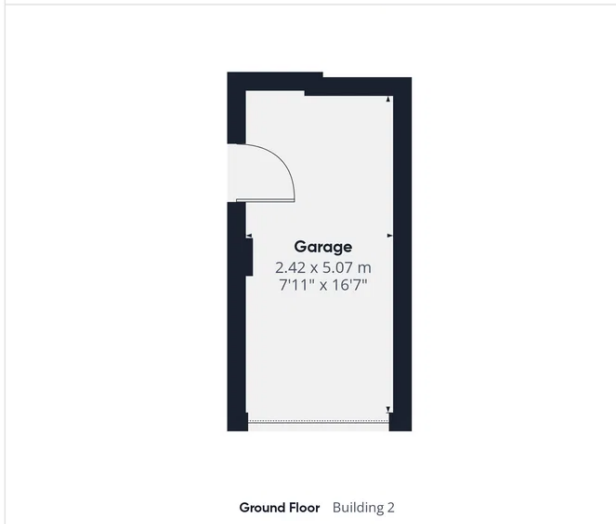
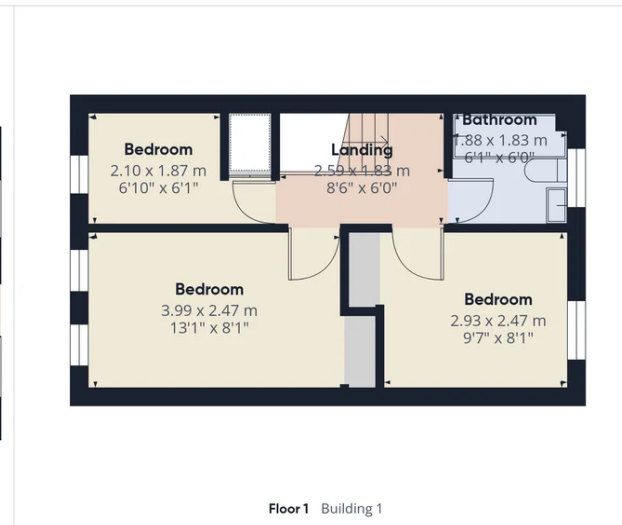
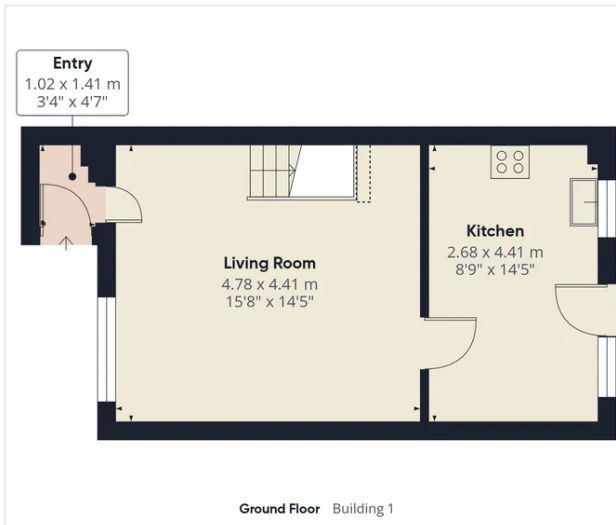
Anti-Money Laundering Compliance – Purchasers

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
76.8 m²
825 ft²

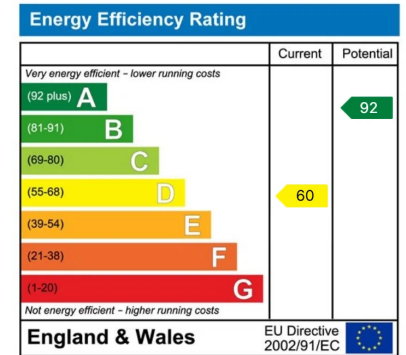
Reduced headroom
0.2 m²
2 ft²

(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.

GIRAFFE 360



Truro Sales

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