



goundrys
SALES

Lukes Close, Uplands, Truro

Truro

Offers in the Region of
£465,000

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Description

Found within the desirable area of Lukes Close and being in a tucked away private location is this 4 Bedroom Detached family home. The property is located on the east side of Truro and within walking distance to Archbishop Benson Primary School, Penair Secondary School, Waitrose and the town centre is accessible. There is also a convenience store and bus stop approximately 5 minutes walk away. The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with doors leading to the open plan living/ dining room. This light and airy room has a feature fireplace and patio doors opening into the rear garden and patio area ideal for alfresco dining. The modern fitted kitchen/breakfast room is fitted with a range of wall and base units with inset sink and drainer unit with mixer tap over. There are integrated appliances which include a double oven with grill plus a gas hob with extractor fan over, dishwasher, microwave, fridge/freezer and washing machine. There is also a generous size larder cupboard providing lots of storage. Also on the ground floor you will find the W.C. Stairs rise to the first floor accommodation where you will find the family bathroom fitted with a white suite. There are 4 bedrooms all being light and airy of a good size. To the outside of the property there is driveway parking and a garage having power and light supply. The enclosed attractive South facing rear garden has a spacious patio area being ideal for entertaining with a seating and a BBQ area. There are a few steps that lead to the lower area of the garden being laid to lawn having a wide range of flower and shrub borders. This lovely family home is warmed by Gas Central Heating with Double Glazing throughout. To book your viewing please call us on 01872 242425. This spacious home is offered to the market with No Onward Chain.

Location

Lukes Close is conveniently located within Truro City and is within easy walking distance of Waitrose superstore. Truro City has an extensive assortment of amenities, including the Hall for Cornwall theatre, a vast array of shops, supermarkets, boutiques, cafes, bars and restaurants as well as a comprehensive range of professional and health services. All of which are dotted around the quaint cobbled streets and riverside walks. Near by schools are Archbishop Benson Primary and Penair Secondary along with the private schools being Polwhele and Truro School. There is a local convenience store a short walk from the property. Further to the outskirts, the city offers a range of larger retail outlet centres, county hospital and links to the national rail network and airports.

Tenure: Freehold

Council Tax Band: E (Source: Council Tax Band Checker as of (27/04/2026))

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 28th April 2036

Approximate What3Words Location: ///town.toned.affair

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.

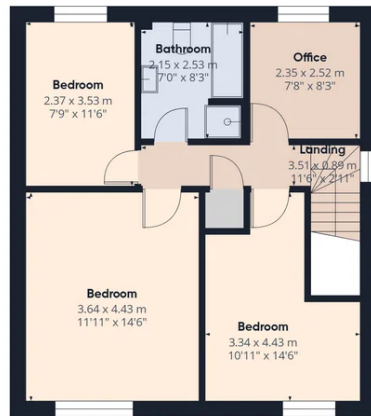
Proof of Finance – Purchasers

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

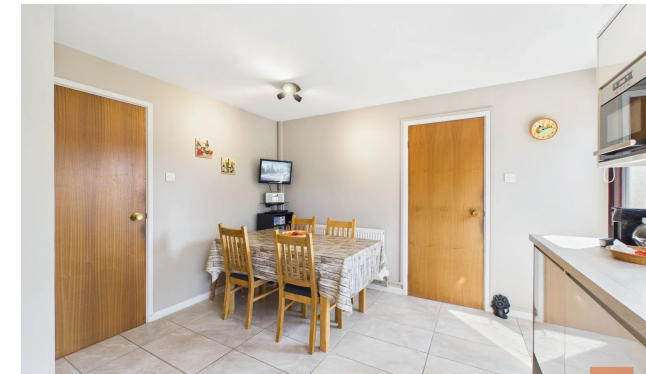


Approximate total area^m
124.2 m²
1336 ft²

(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.

GIRAFFE360



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