

goundrys SALES

Knoll Park, Truro

Truro

£695,000

Bedrooms: 4

Bathrooms: 2

Receptions: 3

Occupying a generous plot within the established Knoll Park development in Truro, this detached family home offers flexible four bedroom accommodation together with well attractive gardens, ample driveway parking and a double garage.

The property has been very well kept by the current owners and provides a versatile layout which could suit a number of different family requirements.

A particular feature is the outside space, with gardens extending around the property and offering a good degree of privacy. There are various seating areas, along with established planting, while the driveway provides parking and leads to the double garage, which also has useful storage above.

Internally, the ground floor includes a good-sized sitting room with windows to three sides, together with a kitchen, separate utility room and dining area. Both the living room and utility room provide access to the garden.

There is also an additional room on the ground floor which is currently used as a study but could equally work as a fifth bedroom, playroom or separate reception room if required.

On the first floor are four bedrooms and the family bathroom. The principal bedroom has its own en-suite bathroom and walk-in wardrobe, while the adjoining bedroom could work particularly well as a nursery, dressing room or home office. The remaining two bedrooms are both used as doubles.

A well-proportioned and adaptable family home in a convenient Truro location, with viewings coming highly recommended.

Location
The property is located in an exclusive cul de sac within walking distance to the village of St Clements and Truro city centre. Nearby are Penair secondary school and Truro school.

Truro city has a wide range of amenities which include shops, bars, restaurants and the Hall for Cornwall. There are also a number of schools within close proximity to the property and also a mainline railway station connecting to London Paddington.

Important Information For Buyers:
Tenure: Freehold

Council Tax Band: F (Source: Council Tax Band Checker as of (13th August 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.









Heating: We understand the property is heated by gas(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: ON ORDER Certificate Valid until

Approximate What3Words Location: ///motor.safety.goods

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.



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Approximate total area(1)

151.1 m²

1625 ft²

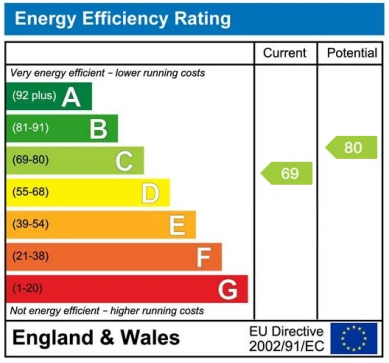
(1) Excluding balconies and terraces

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

GIRAFFE360







Truro Sales

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