



Hugus Road, Threemilestone, Truro

Truro

£275,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Found within the heart of the village of Threemilestone is this Semi-Detached 2 Double Bedroom Bungalow offered to the market with No Onward Chain. The property requires some general updating throughout which will enable any purchaser to make it into their ideal home. The accommodation on offer is as follows: The entrance door opens into the porch which in turn opens into the wide welcoming hallway. The living room is of a good size with feature fireplace having a double glazed window overlooking the front garden. The kitchen/dining room is of a generous size being fitted with a range of wall and base units having space for the cooker and fridge/freezer. There are dual aspect windows bringing in a lot of natural light into the dining area. An internal door leads into the utility room where you can access the garden. The front garden is low maintenance being pebble chip with the driveway leading to the garage having an electric up and over door. The rear garden is of a generous size being laid to lawn with mature shrubs, there is also a greenhouse and 2 garden sheds. The property is warmed by Gas Central Heating with Double Glazing.

Location

The village of Threemilestone has a wide range of amenities which include a junior school, various shops and supermarket including Co Op and Spar, butchers. There is also a post office and public house and a regular bus service connecting to Truro city centre. As well as these amenities there is also a doctors surgery and dental practise within close proximity to the property, as well as Richard Lander secondary school, Truro college and Royal Cornwall hospital. Truro city centre has a wide range of amenities and also a mainline railway station connecting to London Paddington

Tenure: Freehold

Council Tax Band: C (Source: Council Tax Band Checker as of (10th 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 by 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: ON ORDER - Certificate Valid until

Approximate What3Words Location:///winners.bends.plots

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.





Truro Sales

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