



**goundrys**  
SALES

## Riverside View, Malpas

Truro

Guide Price  
**£240,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

Found within the desirable waterside village of Malpas, on the outskirts of Truro, this two-bedroom semi-detached home enjoys a wonderful position with attractive views to the front over the river.

The accommodation begins on the ground floor with a useful entrance lobby, ideal for coats and shoes, which leads through into the main living room. To the rear of the property is the kitchen, which in turn provides direct access out to the enclosed rear garden. The garden is, in our opinion, of a generous size, arranged over a couple of levels and offering plenty of space to enjoy outdoor dining, gardening, or simply relaxing.

On the first floor, the property offers two bedrooms along with a family bathroom, completing the internal layout.

The home is offered to the market with no onward chain, making it an ideal first-time purchase, investment opportunity, or downsizing option in one of Truro's most sought-after residential locations.

#### **Location**

Malpas is a popular residential area on the edge of Truro, known for its attractive riverside setting. With lovely walks along the river and easy access to the countryside, it offers a quiet lifestyle while still being close to the city centre. Truro's shops, cafés and amenities are just a short drive or bus ride away, making Malpas a popular spot for those wanting the best of both town and country living.

#### Important Information For Buyers

Tenure : Freehold

Council Tax Band : B (Source : Council Tax band Checker as of 09/01/26)

Construction Type: The vendor has not confirmed this in the Property Information Questionnaire (PIQ). All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives

Age of Construction: The vendor has not confirmed this in the Property Information Questionnaire (Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative.

Heating: TBC (Source : PIQ)

Water Supply: TBC (Source : PIQ)

Sewage: TBC (Source : PIQ)

Electricity: TBC (Source : PIQ)

EPC: C73 – Certificate valid until 7<sup>TH</sup> March 2031.

Broadband: 11- 1800 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor and in-home

O2 – Good outdoor and in-home

Three – Good outdoor and in-home

Vodafone – Good outdoor and in-home

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





### Information

The information provided in this listing, including details relating to material facts, is given in good faith and to the best of our knowledge based on information supplied by the seller or the sources stated. However, buyers must not rely solely on these details and are required to make their own independent enquiries before entering into any agreement to purchase.

We recommend that all information, particularly relating to boundaries, tenure, planning status, building regulations, covenants, construction, and other legal matters is verified by the buyer's solicitor at the earliest opportunity.

Please note that we do not act as Chartered Surveyors. Any references to the construction, condition, or structure of the property are general observations or assumptions and should not be treated as professional assessments. Buyers are strongly encouraged to instruct a qualified surveyor to carry out a full inspection if these details are important to them. Furthermore, as estate agents, we do not verify planning permissions, building regulation approvals, or any title-related matters such as covenants or easements. Buyers must rely on their own solicitor or legal representative to investigate and confirm these details as part of the conveyancing process.

All measurements are approximate and provided for guidance purposes only. Any fixtures, fittings, or appliances mentioned in these particulars are not necessarily included in the sale unless specifically stated in the Fixtures and Fittings Form (TA10) and confirmed by the conveyancers.

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

### ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

### PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





## Truro Sales

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