



goundrys
SALES

Gwarak Tewdar, Truro, TR1 2FL

Truro

Guide Price
£235,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Description

Found within Truro City is this 2 bedroom mid terraced house having an enclosed rear garden with a designated parking space. The internal accommodation briefly comprises: Entrance hallway having a door opening into the open plan living/kitchen area with modern white units, breakfast bar area, integrated appliances which include, gas hob, electric oven. There is also a downstairs W.C. Patio doors open into the rear enclosed garden. To the first floor are the two Double Bedrooms, family bathroom fitted with a white suite with panel bath and electric shower. Externally the property has gated access to the rear garden which has been landscaped having a decking area with low maintenance beds with steps up to a further area which has Astro turf. There is also a large garden shed. This property is offered to the market with no onward chain. Warmed by Gas Central Heating with Double Glazing.

Location

Ideally located for Truro City and Royal Cornwall hospital, the property is within short motoring distance from Sainsbury's superstore as well as being within close proximity to junior and secondary schools. Truro city centre itself has a wide range of amenities which include restaurants, bars and shops and also has a mainline railway station connecting to London Paddington.

Material Facts Breakdown

Tenure: Freehold

Council Tax Band: B (Source: Cornwall Council Tax Band Checker)

Construction Type: Construction not confirmed by a professional. Please refer to your surveyor's comments.

Age of Construction: Not confirmed by a professional. Please refer to your surveyor's comments.

Heating: Gas Central Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: B Valid until 27th February 2028

Broadband: Ultrafast 1800Mbps download (Source: Ofcom Broadband Checker)

Mobile Signal: Indoor: Limited/Likely; Outdoor: Likely (Source: Ofcom – EE, Three, O2, Vodafone)





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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