



**goundrys**  
SALES

**Suncrest Estate, Indian Queens**

**St. Columb**

Guide Price  
**£275,000**

**Bedrooms:** 6

**Bathrooms:** 1

**Receptions:** 2

A substantial semi-detached property offering highly versatile and adaptable accommodation, situated within the popular village of Indian Queens.

The property currently provides five first-floor bedrooms, along with an additional two rooms on the ground floor, allowing it to be arranged as a five, six or seven bedroom residence if required. Equally, buyers seeking more reception space may prefer to utilise the ground floor accommodation differently, creating two or three reception rooms to suit their own needs and lifestyle.

Whilst the property would now benefit from a programme of updating and improvement throughout, it represents an excellent opportunity for purchasers seeking a spacious home with great flexibility and scope to enhance.

To the first floor, there are five bedrooms together with a WC and separate shower room. On the ground floor, the accommodation includes the main family bathroom, kitchen, living room, and two further rooms which as mentioned, may serve equally well as bedrooms, reception rooms, or office space. The kitchen in turn leads through to a sun room/conservatory, which also requires an element of finishing.

Externally, the property benefits from off-road parking and a useful garage/workshop positioned to the rear. The majority of the gardens are found to the front and side of the property, offering good outside space to accompany the generous internal accommodation.

Offered to the market with no onward chain.

#### **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 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.*





**Important Information For Buyers:**

Tenure: We understand the property is Freehold

Council Tax Band: C (Source : Council tax band checker, as of: 30/03/2026)

Water Supply: We understand the property is on mains connection (Source: Vendor's PIQ).

Sewage: We understand the property is connected to mains drainage (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: E (Certificate valid until: 16 April 2036)

Approximate What3Words Location: ///smiling.irrigate.follow

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: Predicted download speeds. Not guaranteed: 17 – 1000 MBPS (Source: Ofcom Broadband Checker)

Mobile Coverage: (Source: Ofcom Mobile Checker)

EE – Good outdoor, variable in home

O2 – Good outdoor

Three – Good outdoor, variable in home

Vodafone – Good outdoor

For further material information, please refer to 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.

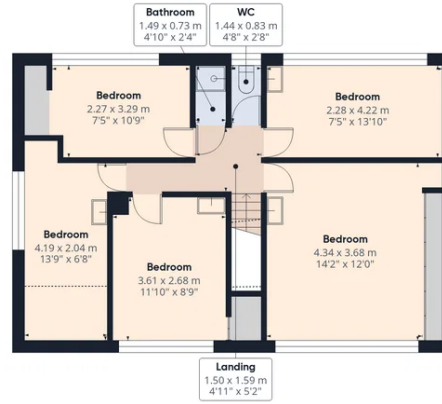
**PROOF OF FINANCE – Purchasers**

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.





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>m</sup>  
 173.5 m<sup>2</sup>  
 1867 ft<sup>2</sup>  
 Reduced headroom  
 2.5 m<sup>2</sup>  
 27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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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