

goundrys
SALES

Polstain Road, Threemilestone

Truro

Offers Over

£300,000

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Situated within the popular village of Threemilestone, this three-bedroom semi-detached home is well placed for a range of local amenities, including primary schooling, doctors' surgery, dentist, pharmacy and everyday shopping facilities.

The accommodation is arranged over two floors, with the ground floor offering a living room which flows through into the dining area, with the kitchen positioned beyond. On the first floor there are three bedrooms together with the family bathroom.

Externally, the property benefits from a rear garden which is predominantly laid to lawn, along with a detached garage. To the rear of the garage is a useful additional store/utility area. To the front there is driveway parking together with a generous gravelled area providing further practical outside space

In our opinion, the size of the plot also offers potential for the property to be extended or adapted in the future, should a purchaser wish to do so, subject of course to any necessary planning permissions, building regulations or other consents.

A well-positioned family home within this sought-after village, with viewings coming highly recommended.

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: Freehold – To be verified during conveyancing

Council Tax Band: C (Source: Council Tax Band Checker as of 26/08/26)

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 has gas 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: EPC – Certificate valid until EPC

Approximate What3Words Location: ///wound.newlyweds.interlude

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 of 3-55 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)
EE – Good outdoor & In home
O2 – Good outdoor, Variable in home
Three – Good outdoor, Variable in home
Vodafone – Good outdoor

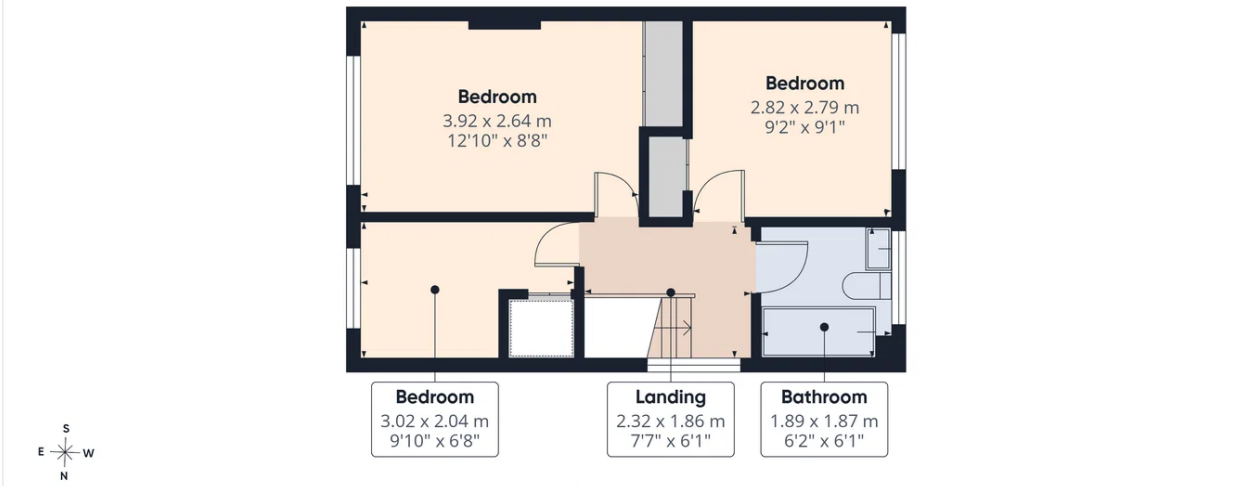
For further material information, please refer to the relevant section(s) provided by this website.

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

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Approximate total area(1)

65.8 m²

708 ft²

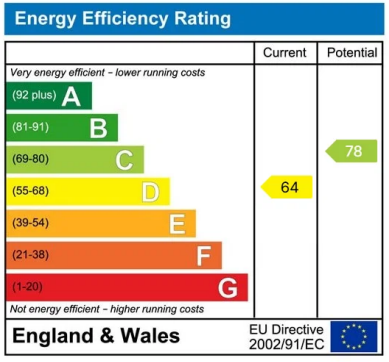
(1) Excluding balconies and terraces

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

GIRAFFE360







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