



**goundrys**  
SALES

**Killigrew Gardens, St Erme, Truro**

Truro

**£220,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

#### Description

Found within the popular village of St Erme is this well presented 2 Double Bedroom mid terraced property. This lovely home comprises of an entrance porch opening into the good size living room being light and airy. The modern fitted kitchen/ dining room is fitted with a range of wall and base units with a built in double oven having space for the fridge/freezer and washing machine. There is a rear door opening into the garden. On the first floor there are the two double bedrooms and the family bathroom fitted with a modern white suite. To the front of the property there is a pathway leading to the entrance door with the front garden being laid to lawn. The rear garden is enclosed by fencing, being of a low maintenance large patio seating area. There is a rear gate opening onto a pathway. The single garage can be found a short distance from the property in a block of garages. The property is warmed by electric heating with double glazing. An ideal purchase for first time buyers or an investment opportunity.

#### Location

St Erme is located between Truro and Newquay and is convenient for the main A30 trunk road throughout the county, as well as Truro City Centre. The village has facilities which cater for daily needs, whilst Truro itself provides the mainline rail link through to London Paddington. There is also a primary school and regular bus service.

#### 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: Electric Heating

Water Supply: Mains

Sewage: Mains

Electricity: Mains

EPC: D Valid until 16th May 2029

Broadband: Super fast 80Mbps 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

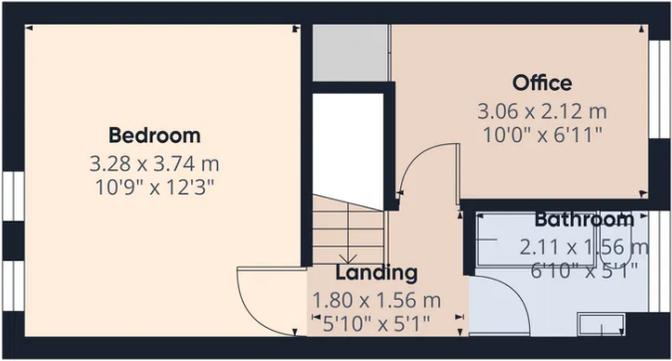
To comply with our regulations and ensure the integrity of the transaction, we must receive satisfactory proof of funds before a sale can be agreed. This requirement also helps to facilitate a smooth and timely completion.



**Entry**  
1.12 x 1.16 m  
3'8" x 3'9"



Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
53.1 m<sup>2</sup>  
571 ft<sup>2</sup>

**Reduced headroom**  
0.9 m<sup>2</sup>  
9 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		93
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Truro Sales**  
 Treleven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD  
 01872 242425  
 truro@goundry's.co.uk  
 https://www.goundry's.co.uk/