



goundrys

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SALES

Boscawen Woods, Truro

Truro

Guide Price
£235,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Situated within the popular and attractive development of Boscawen Woods in Malpas, this well presented two-bedroom maisonette offers modern, low-maintenance living in a desirable riverside village.

The accommodation is arranged over two floors. The ground floor is centred around a bright and spacious open-plan kitchen/living area, providing an excellent social space for both everyday living and entertaining. Off the kitchen area, there is also a useful utility room and a separate WC, adding practicality.

To the first floor are two bedrooms, including a main bedroom with ensuite shower room, along with a further family bathroom accessed from the landing.

A particularly appealing feature of the property is its own private rear garden, which benefits from a separate independent entrance. The outdoor space ideal for relaxing or dining and has been designed for ease of maintenance. The property also enjoys the benefit of allocated parking for one.

Boscawen Woods is conveniently positioned for access into Truro city centre, while also being close to the waterside walks and lifestyle that Malpas is well known for.

An ideal purchase for many buyers and likely to appeal to a broad marketplace. Viewings are highly recommended.

Important Information For Buyers:

Tenure: Leasehold

Lease Length: Remainder of a 999-year lease from January 2007

Ground Rent: £198.04 per annum

Maintenance Charges: £1,049.46 every six months

Insurance: £342.77 per annum

A neighbouring property has a right of access through the rear garden which we understand is for emergency use only.

All charges are as stated by our clients in the Property Information Questionnaire (PIQ) and have not been independently verified. Figures are correct at the time of publishing but may be subject to change.

Council Tax Band: D (Source: Council Tax Band Checker as of 26/01/26)

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 central 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).

EPC: TBC





Broadband: Predicted download speeds of 13–1000 Mbps (Source: Ofcom Broadband Checker)

Mobile Coverage: Predictions only and not guaranteed (Source: Ofcom Mobile Checker)

EE – Good outdoor and indoor

O2 – Good outdoor and variable indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

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.

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.



Truro Sales

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