



goundrys  
SALES

**Park View, Truro**

Truro

**£425,000**

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

Found within the desirable area of Park View is this 3 /4 bedroom detached property offered to the market with no onward chain. The property requires updating throughout giving the new owner an opportunity to renovate to their own taste. The property comprises of an entrance hallway leading to the following accommodation: The living room is of a good size with a feature fireplace, having views over the front garden. The kitchen/breakfast room is light and airy being fitted with a range of wall and base units with space for appliances. There is also a separate dining room (which could be bedroom number four) with views over the rear garden. The downstairs bathroom can be found next to the bedroom. Stairs rise to the first floor where you will find 2 further bedrooms and a shower room. To the outside of the property there is a driveway leading to the single garage. The front garden is enclosed with side gates leading to the rear garden being low maintenance patio areas with a range of mature attractive shrubs.

#### Location

Park View is located just off Falmouth Road with the entrance being opposite Truro high School for Girls. The City Centre is within walking distance, with the popular Thomas Daniel gastropub being nearby. There is a regular bus service from Falmouth Road which takes you into the city centre and then beyond. Truro city has a wide range of amenities which includes shops, restaurants and also has a mainline railway station connecting to London Paddington.

#### Material Facts Breakdown

**Tenure:** Freehold

**Council Tax Band:** D (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:** TBC

**Water Supply:** Mains

**Sewage:** Mains

**Electricity:** Mains

**EPC:** E Certificate valid until 14th October 2035

**Broadband:** Ultra fast 1800 Mbps 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.

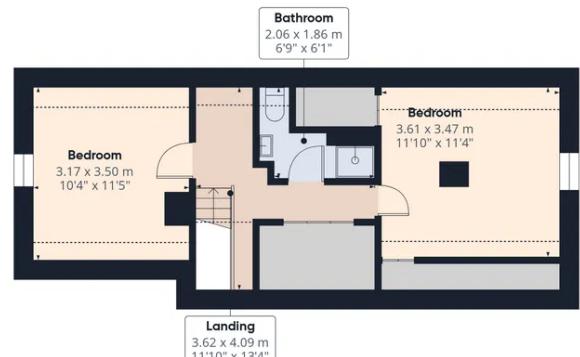
## Legal Notices

### 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.



Approximate total area<sup>(1)</sup>

128.2 m<sup>2</sup>  
1380 ft<sup>2</sup>

Reduced headroom  
7 m<sup>2</sup>  
75 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.

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## Truro Sales

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