



goundrys
SALES

Springfield Way, Threemilestone

Truro

Guide Price
£369,950

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Situated within the popular residential location of Springfield Way, Threemilestone, this spacious three-bedroom home is offered to the market with no onward chain.

The property benefits from ample driveway parking to the front and an enclosed garden to the rear. This ideal family home provides well-proportioned and versatile accommodation throughout.

Whilst the property would now benefit from some modernisation, it presents an excellent opportunity for buyers to create a home tailored to their own requirements.

To the ground floor, there is a generous living room which leads through to a conservatory, providing a bright and sociable living space. In addition, there is a separate area which would make an ideal dining space. Along with a kitchen, utility area and entrance porch, all of which enhance the practicality of the layout. We understand neighbouring properties have adapted similar areas to create a fourth bedroom, subject to any necessary consents.

To the first floor, the property offers three bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom.

The property is predominantly detached in nature, with only minor adjoining sections either side, due to the staggered positioning of neighbouring homes.

Offered with no onward chain, this property would suit a range of purchasers seeking a well-located home with scope for improvement.

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 02/04/26)

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: D64 – Certificate valid until 29TH March 2031.

Approximate What3Words Location: ///deeply.steam.name

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 2–80 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor, variable in home

O2 – Good outdoor, variable in home

Three – Good outdoor

Vodafone – Variable outdoor

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.





Truro Sales

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