



# Carlyon Close, Threemilestone

Truro

Guide Price  
**£250,000**

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

In our opinion, this three-bedroom semi-detached bungalow is conveniently situated within the popular village of Threemilestone and offers well-arranged accommodation throughout.

Whilst the property would benefit from a programme of updating, it presents an excellent opportunity for buyers to personalise and enhance a home to their own tastes.

The accommodation comprises three bedrooms, a family bathroom, and a living room, along with a separate dining area which leads through to the kitchen positioned at the rear of the property. The kitchen is fitted with a range of base and wall-mounted storage units and in turn, allows access to the rear garden.

Externally, a particular feature of the property is its generous rear and side garden. The plot offers a good degree of space and, in our opinion, may lend itself to further development or extension of the existing dwelling, subject to the necessary planning permissions and consents.

**Agent's Note:**

We understand the property may be of non-standard (steel frame) construction, although this has not been formally verified by us. Prospective purchasers requiring mortgage finance are advised to make their own enquiries with their chosen lender prior to submitting an offer, to confirm suitability and lending criteria.

**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

Council Tax Band: C (Source: Council Tax Band Checker as of 26/02/2026)

Construction & Age: Please see agents notes. 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 electrical 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 \*\*\*\* 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: D58 – Certificate valid until 13th June 2032

Broadband: Predicted download speeds of 3 - 1800 Mbps (Source: Ofcom Broadband Checker)

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

EE – Good outdoor and variable indoor

O2 – Good outdoor

Three – Good outdoor

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.



# Truro Sales

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