



Leap Park, Threemilestone
Truro

Guide Price
£350,000

goundrys

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Located in the popular Leap Park development in Threemilestone, this three-bedroom semi-detached house offers well-presented accommodation together with driveway parking, a garage, and gardens to both the front and rear.

The ground floor features a living room that opens into the dining area, which in turn leads to the kitchen and a conservatory - ideal for additional living or entertaining space. The conservatory was almost entirely replaced by our clients in 2013, with new windows and a roof supplied by Philip Whear Windows & Conservatories. The living room also boasts an eye-catching fireplace, providing an attractive and warm focal point.

On the first floor there are three bedrooms and a family bathroom. All three bedrooms offer useful storage opportunities with two having in built wardrobes and the third having space over the stairs.

Externally, as highlighted before, the property benefits from a front garden, a driveway with garage, and a generous rear garden which we feel is larger than typically expected for this size of home in the area. The rear garden boasts a paved area with the rest predominantly laid to lawn.

In our opinion, the property has been very well cared for and is presented in good order throughout.

Viewings come highly recommend to appreciate all that is on offer.

Threemilestone

Threemilestone has excellent transport links and is within close proximity to key locations such as the Royal Cornwall Hospital and the A30 - which make it a popular choice for commuters.

Threemilestone is within easy reach of local schools, including Richard Lander Secondary School and Truro College, making it particularly appealing to families with children. The village also boasts a good selection of everyday amenities, including convenience shops, a bakery, butchers, a pharmacy, doctors and dentist surgery's and a social club.





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 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

Important Information For Buyers

Tenure : Freehold

Council Tax Band : C (Source : Cornwall Council Tax Band Checker)

Construction Type: The vendor has stated timber frame in the Property Information Questionnaire (PIQ).

All buyers must satisfy themselves as to the construction type via their own surveyor or legal representatives - we are not able to verify this.

Age of Construction: The vendor has stated circa 1980s (Source: Vendor's PIQ). All buyers must verify this information through their own enquiries, surveyor, or legal representative – we are not able to verify this.

Heating: Mains Gas (We understand there is an electric immersion in addition to the boiler) (Source : PIQ)

Water Supply: Mains (Source : PIQ)

Sewage: Mains (Source : PIQ)

Electricity: Mains (Source : PIQ)

EPC: C73 - Certificate valid until 11th September 2034

Broadband: 3 - 1800 MBPS download speeds (Source Ofcom Broadband Checker)

Mobile Availability: Prediction, not a guarantee:

EE – Good outdoor and Variable in-home

O2 – Good outdoor

Three – Variable outdoor

Vodafone – Good outdoor

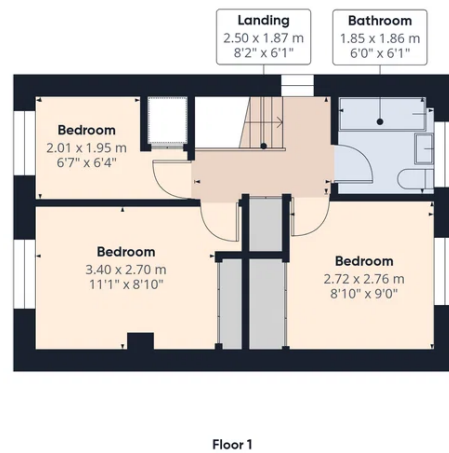
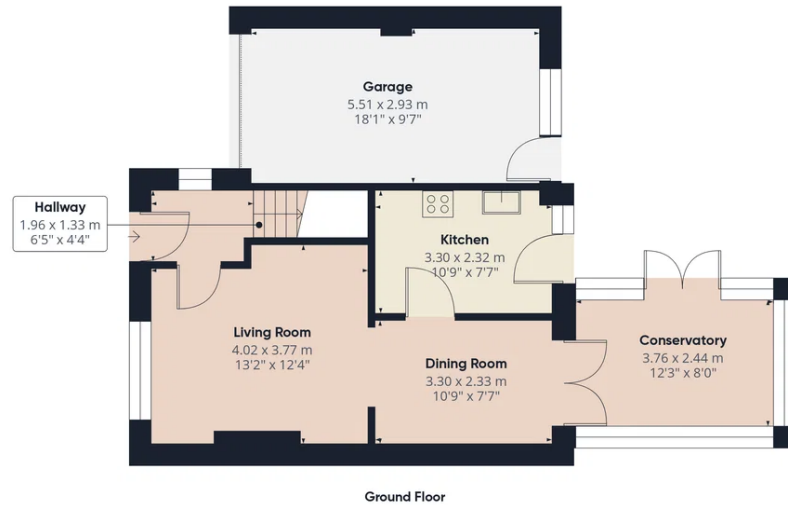
For further material information, please see the relevant section(s) provided by this website.

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.

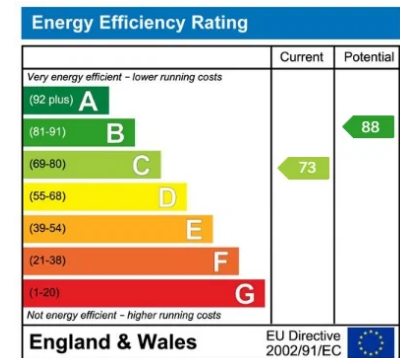


Approximate total area^m
 90.8 m²
 978 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>