



Merrick Avenue, Truro

Truro

£289,950

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Offered to the market with no onward chain, this well-presented three-bedroom mid-terraced property is presented in excellent condition throughout and would make an ideal first-time purchase, family home or investment opportunity.

The accommodation opens into an entrance hallway, providing access to a comfortable and well-proportioned living room. To the rear is a spacious kitchen/dining room, offering plenty of room for both everyday dining and entertaining.

On the first floor are three bedrooms, providing flexible accommodation for a family, guests or those requiring space to work from home. The bedrooms are served by a family bathroom.

Externally, the property benefits from a front garden area, whilst to the rear is an enclosed terraced garden, providing a useful outside space with scope for seating and entertaining.

A further advantage is the single garage located in a nearby block, offering useful parking or storage. There is also a communal parking area providing ample residents' parking.

The property benefits from electric heating and, with its excellent condition, three-bedroom accommodation, garage and convenient Truro location, represents an excellent opportunity for a range of purchasers.

Offered for sale with no onward chain.

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.





Important Information For Buyers:

Tenure: Freehold

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

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 electric 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: TBC

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 22–1800 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 indoor

Three – Good outdoor and indoor

Vodafone – Good outdoor and indoor

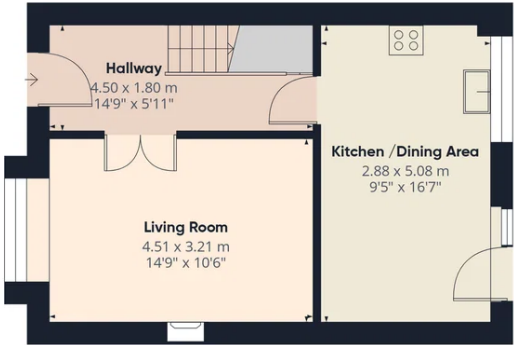
For further material information, please refer to the relevant section(s) provided by this website.

Anti-Money Laundering 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.

 Ground Floor Building 1	 Floor 1 Building 1	
 Ground Floor Building 2		Approximate total area^m 85.8 m² 922 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

