



**14 Talgarrek Wartha, Truro, TR1 2FS**  
**£1,875**

# 14 Talgarrek Wartha, Truro, TR1 2FS

\*\*\*Available Late May\*\*\*

Lovely, modern 4 bedroom, semi detached home in a popular Truro development, close to all amenities.

The accommodation briefly comprises:

Ground floor - Entrance hallway, cloakroom, living room with french doors leading out to a generous enclosed rear garden and a good-sized modern open plan kitchen/diner. The kitchen is well thought out with plenty of storage and has lovely quartz worktops.

## Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
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