



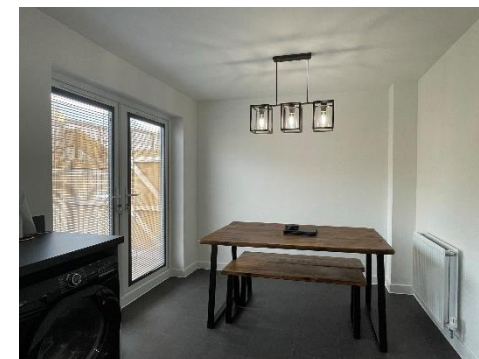
28 Fordh Talgarrek, Truro  
Offers in Excess of £325,000



CLIVEPEARCE

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Offers in Excess of  
£325,000

A very well presented, recently constructed three bedroom semi detached house with en-suite main bedroom, garden, garage and off street parking. Balance of 10 year new home warranty. Great city location close to rural walks.

# Property Description

## Why You'll Like It

This three bedroom semi-detached house is relatively recently constructed and has the benefit of the balance of its 10 year new build warranty. The property comes with a garage and parking as well as an enclosed lawned rear garden and has an attractive stone and brick faced exterior making a lovely first impression. Stepping inside the property there is an entrance hallway with cloakroom /WC. The living room is a generous size and has a built in storage cupboard. To the rear of the property on the ground floor there's a kitchen dining room with plenty of space for a good sized dining table and the kitchen itself is fitted with a calm range of pale grey base and wall units with stainless handles. There is a double electric oven and ceramic hob built in with stainless extractor over and additional spaces provided For the washing machine and fridge freezer. Up on the first floor there's a spacious cupboard on the landing. Bedroom one has an en suite shower room with thermostatic mixer shower. There are two further bedrooms and a beautifully appointed family bathroom. Outside to the rear is an enclosed lawned rear garden with an exterior PowerPoint and outside tap. To the front is a garage and driveway parking. The property has UPVC double glazing and gas central heating.

## Where It Is

Perched at the top of Arch Hill, the Copperfields development offers a select range of homes. Truro has a superb collection of shops, restaurants, cafes and bars as well as a 5 screen cinema and theatre. The main line train station serves London and the north and road and bus transport links are excellent.

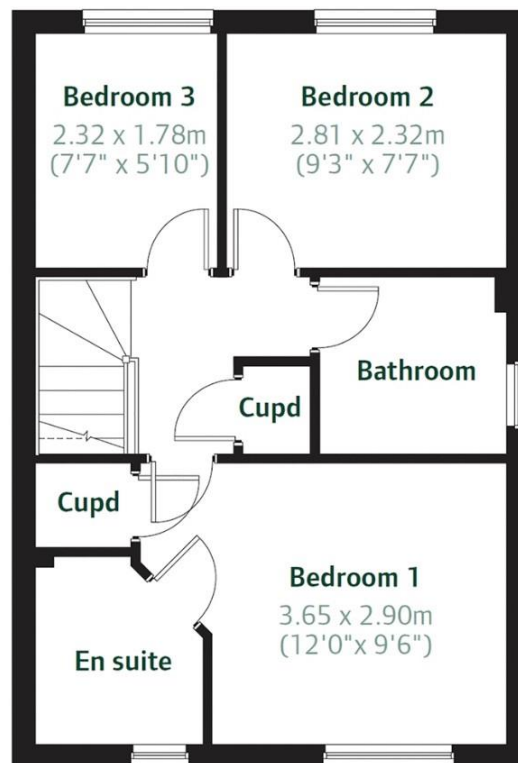
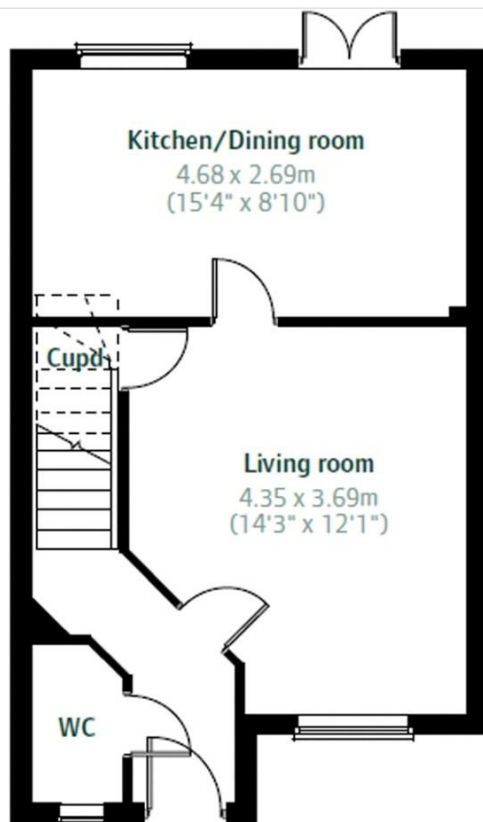
## Tenure And Services

The property is freehold and has mains electricity, mains water, mains gas and mains drainage. Council tax band C There is a maintenance / service charge for the upkeep of the communal areas of the development which is currently £180 PA (26.5.22)

## Important Information

IMPORTANT INFORMATION Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.





Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

