



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

**£399,950**

Located in

**Truro**



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Daubuz Close

Truro | Cornwall | TR1 3SS



A well presented three bedroom detached bungalow situated at the end of a cul-de-sac in desirable Kenwyn. The interior layout has been upgraded to include an en-suite shower room and the property has abundant driveway parking, a garage and manageable front and rear gardens. UPVC double glazing and mains gas central heating. NO ONWARD CHAIN.

# Daubuz Close

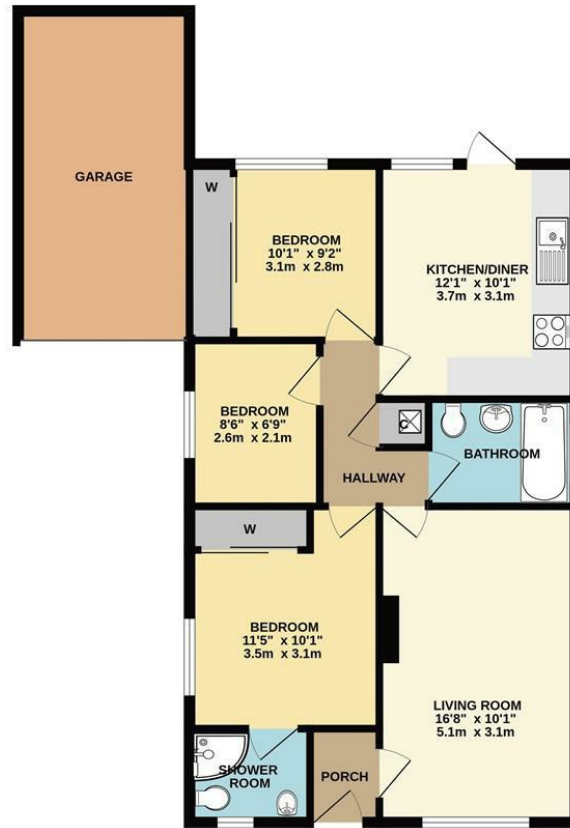
£399,950 Freehold



- Three bedroom detached bungalow
- Good decorative presentation
- Primary bedroom with en-suite shower room
- Abundant driveway parking
- UPVC double glazing
- Desirable KENWYN location
- Improved interior layout
- Manageable sunny gardens
- Mains gas central heating
- NO ONWARD CHAIN



GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2025

## Council Tax Band D

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com