



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Terraced

Asking Price

£399,950

Located in

Truro



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



Truro | Cornwall | TR3 6AG



A fine Grade II listed period property, situated within the beautiful Killiow House estate in the former coach house and stables.





£399,950 Leasehold

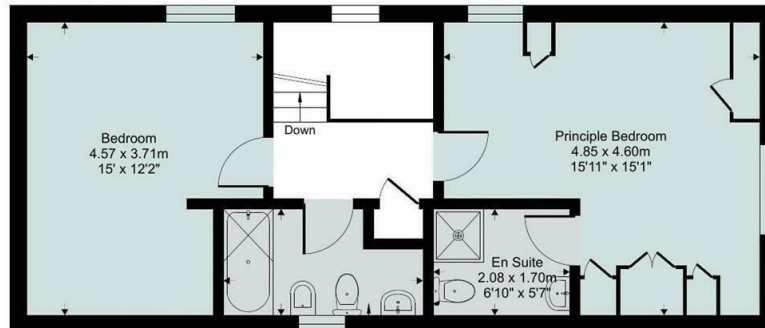


- Grade II listed
- Open plan Kitchen / Dining room with french doors onto a terrace
- Two large bedrooms
- Spacious living room with high ceilings
- A stunning setting
- Situated within the Killiow House estate, along a private driveway
- Courtyard area to the front of the property
- Downstairs WC
- Large garden and parking

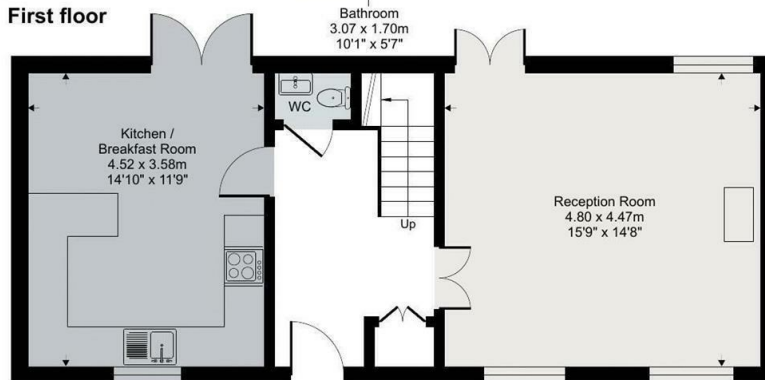
## Carriage House, Killiow, Truro, TR3

Approximate Area = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



First floor



Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

## Council Tax Band E

## 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 |

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