



CLIVE PEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£595,000

Located in

Truro



www.clivepearceproperty.com



Arundell Place

Truro | Cornwall | TR1 2BQ



On the market for the first time in over 26 years, this superb four bedroom (main en-suite) detached family home is in a highly sought after cul de sac a short stroll from the city centre.

Arundell Place

£595,000 Freehold



- Detached four bedroom home
- Large living room with doors to garden
- Kitchen/breakfast room
- Family bathroom
- Front and rear gardens
- Main bedroom en-suite
- Dining room
- Utility room
- Detached double garage and driveway parking
- Excellent location

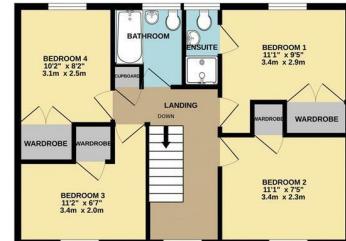
BASEMENT
300 sq ft. (27.9 sq.m.) approx.



GROUND FLOOR
597 sq ft. (55.4 sq.m.) approx.



1ST FLOOR
579 sq ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq ft. (137.1 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 as to their condition or efficiency can be given.

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Council Tax Band F

Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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