

4 Bedrooms

House - Detached

**Asking Price** 

£440,000

Located in

**Truro** 



www.clivepearceproperty.com



## **Cotsland Road**

## Truro | Cornwall | TR1 1YR



A substantial four bedroom detached family house with double garage, occupying an end of cul-de-sac corner plot with very large garden and planning consent to extend PA19/02565 (with some groundworks already in place). Ample driveway parking and excellent location within walking range of the city centre, Waitrose, Archbishop Benson Primary School and Penair Secondary School. Fantastic future potential!

## **Cotsland Road**

£440,000 Freehold











- Four bedrooms (two en-suites)
- End of cul-de-sac corner plot
- Dual aspect living room
- Driveway parking
- UPVC double glazing

- Large garden
- Approved planning consent to extend PA19/02565 (works commenced)
- Double garage
- · Mains gas central heating
- Excellent Truro city location

KITCHEN
16-3" x 100"
5.0m x 3.1m

DINING ROOM
21" x 117"
6.6m x 3.5m

DINING ROOM
100" x 911"
3.3m x 3.0m

HALLWAY

GROUND FLOOR 944 sq.ft. (87.7 sq.m.) approx.

BEDROOM 4
8'11" x 8'6"
2.7m x 2.6m

LANDING

BEDROOM 3
9'10" x 8'10"
3.0m x 2.7m

LANDING

DOWN

BEDROOM 1
12'10" x 116"
3.7m x 3.5m

BEDROOM 1
12'10" x 116"
3.9m x 3.5m

1ST FLOOR 665 sq.ft. (61.8 sq.m.) approx.

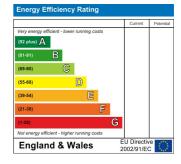
TOTAL FLOOR AREA: 1609 sq.ft. (149.5 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, crooms and any other tiens 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 to been tested and no guarante as to their operability or efficiency can be given.

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## **Council Tax Band E Local Authority**

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