



CLIVEPEARCE
Now you're moving

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



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, 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 operability or efficiency can be given.

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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) A		
(81-91) B		
(69-80) C		
(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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