



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Guide Price

£950,000

Located in

Truro



www.clivepearceproperty.com



Truro | Cornwall | TR3 7NZ

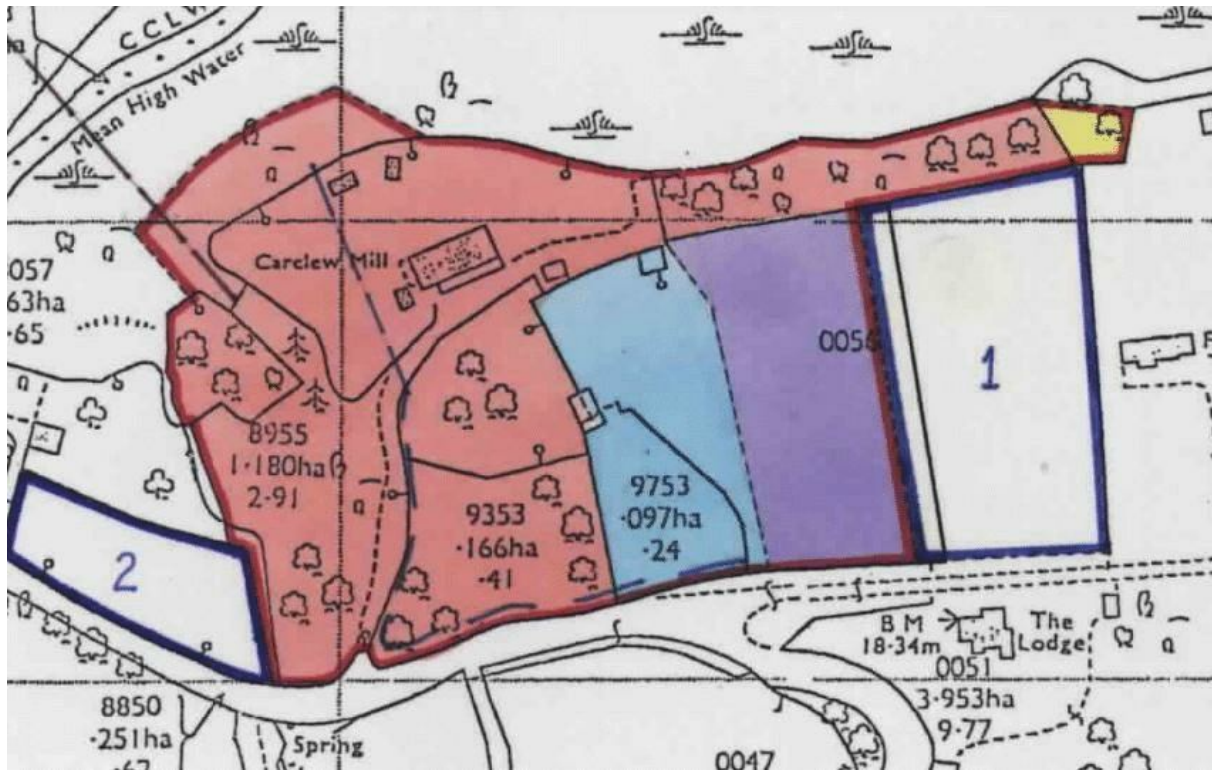


An impressive broad fronted residence set in just under 4 acres. Beautiful formal gardens, woodland, grounds, sweeping gated driveway and garage/outbuildings.

£950,000 Freehold



- Four bedrooms
- Three bath/shower rooms
- Superb dining hall with fireplace
- Living room with fireplace
- Kitchen with recently fitted cabinets, worktops and tiling
- Boot room/utility
- Formal lawns, entertaining area, ornamental pond and gardens
- Extensive natural woodland
- Sweeping gated driveway, garage and outbuildings
- Oil central heating



Council Tax Band G

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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