



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£450,000

Located in

Truro



www.clivepearceproperty.com



Station Road

Truro | Cornwall | TR4 8NH



A beautifully updated three bedroom detached bungalow with carport, driveway parking and landscaped sunny gardens. Excellent village location close to the centre of Chacewater.

Station Road

£450,000 Freehold



- Detached bungalow
- Excellent presentation
- Village centre location
- Cosy wood burning stove
- Oil fired central heating (Grant external boiler)
- Three bedrooms
- Sunny landscaped gardens
- Carport and driveway parking
- UPVC double glazing
- Utility room and guest cloakroom

GROUND FLOOR
1462 sq.ft. (135.8 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.8 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 D

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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