



CLIVEPEARCE
Now you're moving

2 Bedrooms

Coachhouse

Offers In Excess Of

£300,000

Located in

Truro



www.clivepearceproperty.com



Barrack Lane

Truro | Cornwall | TR1 2DW



A very well presented and surprisingly spacious two double en-suite bedroom end of terrace coach house with enclosed rear garden, allocated off street parking space and a large walk in store. A fantastic blend of modern living in a character property, ideally located close to the city centre in highly desirable Barrack Lane just off Falmouth Road. Mains gas central heating.

Barrack Lane

£300,000 Freehold



- Two double en-suite bedrooms
- Modern living in a character property
- Allocated off street parking space
- Walkable to the city centre
- Kitchen / dining room with vaulted beamed ceiling
- Desirable Barrack Lane address
- Enclosed rear garden
- Ground floor WC
- Mains gas central heating



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

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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