



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

**£475,000**

Located in

**Truro**



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# Trehaddle

Truro | Cornwall | TR4 8RN



A spacious detached three bedroom bungalow set within level mature gardens, driveway parking, garage, additional parking area. Lovely hamlet location. Consent to extend to two storey.

# Trehaddle

£475,000 Freehold



- Three bedroom detached bungalow
- Idyllic hamlet location
- Modern fitted kitchen
- Additional parking area
- Electric heating and double glazing
- Planning consent to extend to two storey PA23/05746
- Level enclosed garden
- Driveway and garage
- Updated bathroom with white suite

GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.4 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. 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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