



CLIVEPEARCE
Now you're moving

2 Bedrooms

House - Detached

Guide Price

£450,000

Located in

Truro



www.clivepearceproperty.com



Woodland Heights

Truro | Cornwall | TR1 1NL



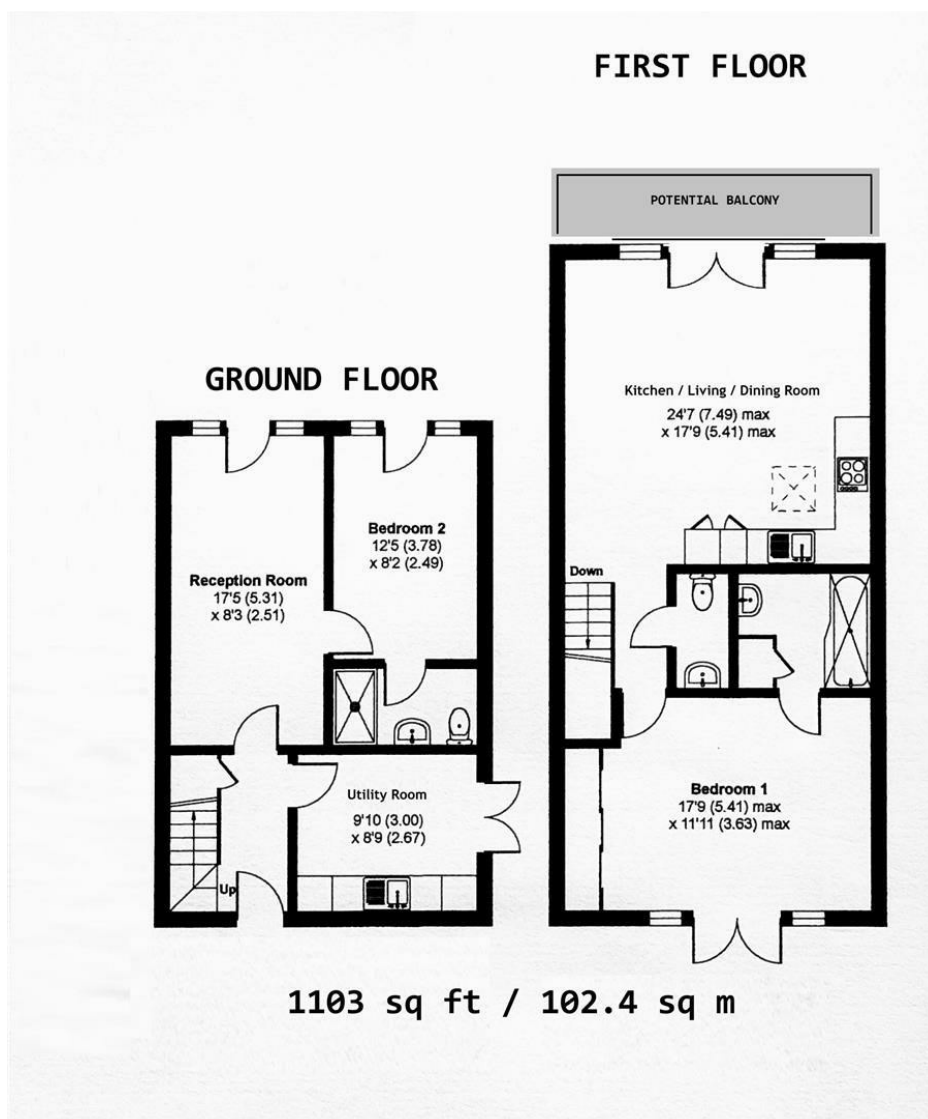
A unique two double en-suite bedroom house with enclosed sunny garden and HOT TUB INCLUDED, with covered parking for two vehicles, located close to Truro city centre, Waitrose and excellent schools. Highly flexible quality interior and ideal for working from home, retirement downsize, first home or pied-à-terre. UPVC double glazing, mains gas central heating. OVER 1100 sq ft of flexible accommodation. Ultra fast up to 900mbps full fibre broadband currently connected at the property.

Woodland Heights

£450,000 Freehold



- Two double en-suite bedrooms
- Sunny enclosed rear garden
- Covered parking for two vehicles
- Kitchen with integrated appliances
- Excellent city location & full fibre up to 900mbps broadband
- Unique detached house
- Hot tub with air source heat pump included
- Planning consent for balcony
- Separate utility room
- Mains gas central heating and UPVC double glazing



Council Tax Band A

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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