CLIVEPEARCE
Now you're moving

4 Bedrooms	House - Terraced
Asking Price	£750,000
Located in	Truro

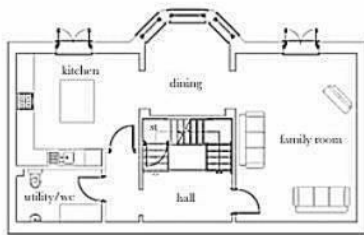www.clivepearceproperty.com

Stret Rosemelin

Style and sophistication are the hallmark of this thoughtfully designed Georgian style townhouse. Four bedrooms, four reception rooms, garage with workshop above and an enclosed garden. Part of a visionary sustainable development by the Duchy of Cornwall.

Stret Rosemelin

£750,000 Freehold

- Elegant Four bedroom townhouse

- Stunning kitchen with central island & integrated appliances

- Main bedroom with en-suite

- Thoughtfully designed sustainable development

- Garage with workshop over

- Four reception rooms

- Utility room and guest cloakroom

- Two further bath/shower rooms

- Attractive communal spaces

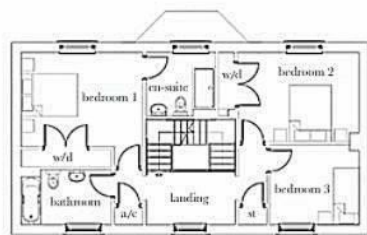- Very flexible space in a great location

Lower ground floor

Dimensions	m	ft
Family room	5.98m x 4.30m	19'6" x 14'1"
Dining	3.31m x 3.02m	10'9" x 9'9"
Kitchen	4.34m x 4.01m	14'2" x 13'1"
Utility / WC	3.02m x 1.87m	9'9" x 6'1"

Ground floor

Dimensions	m	ft
Lounge	6.10m x 4.28m	20'0" x 14'0"
Study	3.35m x 3.10m	10'10" x 10'2"
Bedroom 4	4.32m x 4.05m	14'2" x 13'3"
Bathroom	3.20m x 1.94m	10'5" x 6'4"

First floor

Dimensions	m	ft
Bedroom 1	4.28m x 3.33m	14'0" x 10'9"
En-suite	2.46m x 2.25m	8'1" x 7'4"
Bedroom 2	4.33m x 3.16m	14'2" x 10'4"
Bedroom 3	3.20m x 2.83m	10'5" x 9'3"
Bathroom	3.16m x 1.94m	10'4" x 6'4"

Council Tax Band F

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

31 Lemon Street

Truro

Cornwall

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