



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£319,950

Located in

Truro





8 Rundles Court Malpas Road

Truro | Cornwall | TR1 1UR



A spacious and very well presented three bedroom terraced house with gorgeous views of the Truro River tidal estuary, allocated parking space and single garage. The property has a refitted kitchen with integrated appliances and stylish contemporary refitted bathroom. NO ONWARD CHAIN.

8 Rundles Court Malpas Road

£319,950 Freehold



- River views
- Refitted kitchen with integrated appliances
- Single garage
- Contemporary and stylish refitted bathroom
- Three bedrooms
- Allocated off street parking space
- Ideally located a relatively level walk from the city centre
- Ground floor cloakroom / WC

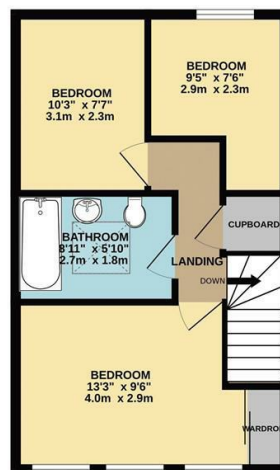
GARAGE
146 sq.ft. (13.5 sq.m.) approx.



GROUND FLOOR
453 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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