



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£675,000

Located in

Truro





# 18 Mellingey Valley

Truro | Cornwall | TR3 7FR



An immaculately presented four bedroom plus study / playroom, detached family house with large enclosed rear garden and driveway parking. Built in 2020 and retaining the balance of the 10 year new build warranty. Mains gas central heating with underfloor heating. Cosy wood burning stove. Bi-folding doors to a sunny patio. Many upgrades to the standard specification including Karndean flooring and Quartz work surfaces. Excellent village location and walkable to the branch line railway station.



# 18 Mellingey Valley

£675,000 Freehold



- Four bedroom family house
- Underfloor heating and cosy wood burner
- Block paved driveway parking
- Excellent decorative presentation
- Kitchen / dining room with bi-folding doors
- Highly prized village location
- Large enclosed landscaped rear garden
- EV car charging point
- Extension potential (subject to consent)
- Primary bedroom with en-suite shower room



4 BED DETACHED - TYPE 1  
GROUND FLOOR  
PLOTS 09, 10, 11 & 18



4 BED DETACHED  
FIRST FLOOR

## Council Tax Band E

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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