



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Offers In Excess Of

**£350,000**

Located in

**Truro**



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# 29 Carvinack Meadows

Truro | Cornwall | TR4 9FJ



A smartly presented three / four bedroom, stone-faced semi detached house with converted garage, larger than expected enclosed, level, sunny garden, driveway parking with EV charging and EPC B energy efficient air source heating, in an excellent village location just outside Truro and near to a primary school, pub and convenience shop.

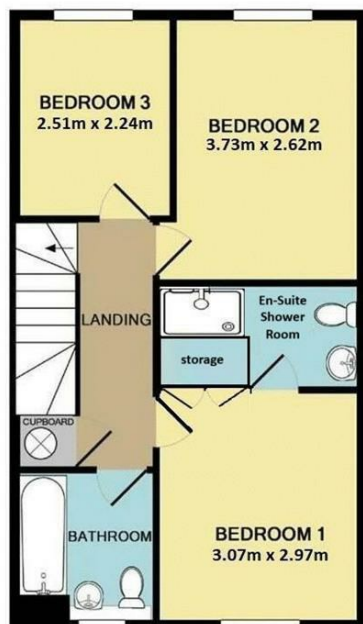


# 29 Carvinack Meadows

£350,000 Freehold



- Flexible three / four bedroom house
- Large, sunny, enclosed rear garden
- Air source heat pump
- Quality bathroom fittings
- Ample driveway parking with EV charger
- Extra living space with converted garage
- Energy efficient EPC B
- Balance of 10 year NHBC warranty (from Apr 2017)
- UPVC double glazing
- Great edge of village location



1ST FLOOR



GROUND FLOOR

## Council Tax Band C

## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



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hello@clivepearceproperty.com

01872 272622

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