



CLIVEPEARCE
Now you're moving

4 Bedrooms

House

Asking Price

£595,000

Located in

Truro





Brook Rise Old Falmouth Road

Truro | Cornwall | TR1 2HN



An impressive four bedroom detached family house with exceptional far reaching rural views and ideally located close to The Newham Trail, and within walking distance of Truro city centre and Kea Primary School. Delightful sunny gardens with sheltered patios and useful outbuildings. Superb sustainable improvements including 16 owned solar panels, 6kwh storage battery and air source heat pump.

Brook Rise Old Falmouth Road

£595,000 Freehold



- Four bedrooms
- Close to the city
- Air source heat pump
- Sunny garden with sheltered patios
- Superb rural views
- 16 owned solar panels and 6KWh storage battery
- Ample parking and garage
- Near to The Newham Trail & Kea Primary School



Council Tax Band E

Local Authority Cornwall Council

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		94
(81-91) B	86	
(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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