



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow - Detached

Asking Price

£350,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Cowling Road

Truro | Cornwall | TR3 6LS



A spacious and well presented two double bedroom detached bungalow with driveway parking, garage, enclosed sunny garden, refitted bedroom with Sharps fitted furniture included, refitted shower room / wet room and owned solar panels. Great village location, UPVC double glazing and mains gas central heating.



# Cowling Road

£350,000 Freehold



- Two double bedrooms
- Dual aspect living/ dining room
- Stylish shaker style kitchen
- Enclosed sunny rear garden
- Close to local village amenities
- Owned solar panels
- Refitted shower room / wet room
- Front garden with block paved driveway
- Favoured Carnon Downs location
- Ideal downsize property

## 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) <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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TR3 7QB



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