



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage

Asking Price

£285,000

Located in

Truro



www.clivepearceproperty.com



Olive Villas

Truro | Cornwall | TR3 6PS



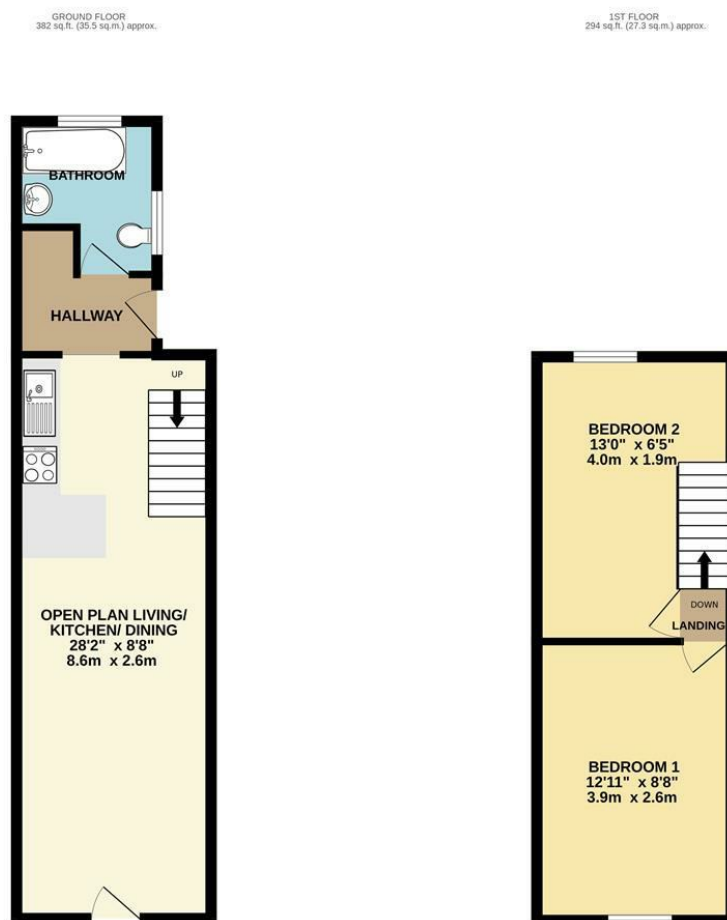
A charming two bedroom character cottage located in one of the more desirable creek side villages near Truro with front and rear gardens, cosy wood burning stove, beamed ceilings and nearby on street parking.

Olive Villas

£285,000 Freehold



- Charming two bedroom cottage
- Shaker style kitchen and modern bathroom
- Fantastic creek views
- Nearby on street parking
- Majority UPVC double glazing
- Beamed ceilings & cosy wood burning stove
- Village centre location near to The Old Quay Inn
- Front and rear gardens
- Mains gas central heating



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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 is as to their operability or efficiency can be given.

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Council Tax Band A

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		83
(69-80) C	74	
(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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