



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£750,000

Located in

Truro



www.clivepearceproperty.com



St Pirans Hill

Truro | Cornwall | TR3 7PX



An incredibly spacious FIVE BEDROOM (TWO EN_SUITES) family home in the heart of the village. Living room with log burner, open plan kitchen with AGA and family/dining room, conservatory and study. Driveway, double garage and enclosed garden.

St Pirans Hill

£750,000 Freehold



- Five bedroom detached home
- Living room with freestanding log burner
- High specification and beautifully finished throughout
- Utility/pantry and guest WC
- Block paved gated driveway and garage
- Two en-suites and a family bathroom
- Vast open plan kitchen/family room with AGA
- Conservatory with doors to garden
- Enclosed landscaped rear garden
- Gas central heating, solar panels and double glazing



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 as to their operability or efficiency can be given.
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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) A		
(81-91) B		
(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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