



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£670,000

Located in

Truro



www.clivepearceproperty.com



Mellingey Valley

Truro | Cornwall | TR3 7FR



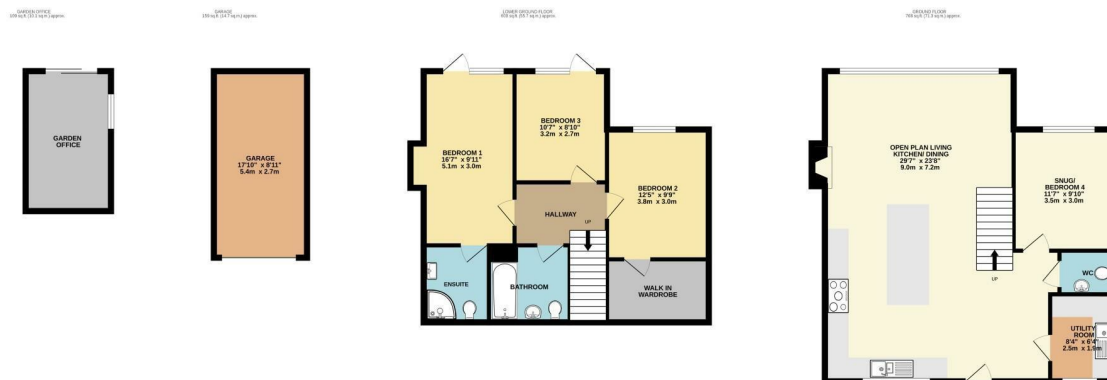
EXCEPTIONAL VIEWS define this 3 / 4 bedroom contemporary house with impressive open plan living space, under floor heating, bi-folding doors to a sunny balcony, delightful landscaped garden, garden cabin / office, garage and driveway parking with EV charger. Excellent village location and a short walk from the Maritime branch line station.

Mellingey Valley

£670,000 Freehold



- Contemporary detached house
- Easy open plan living space
- Landscaped sunny garden
- Garage
- Excellent village location
- Exceptional rural views
- Impressive specification
- Garden room / cabin / office
- Off street driveway parking & EV CHARGER INCLUDED
- UPVC double glazing and mains gas central heating



TOTAL FLOOR AREA: 1635 sq.ft. (151.9 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 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		92
(81-91) B	83	
(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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