



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Guide Price

£389,950

Located in

Truro



www.clivepearceproperty.com



Tinney Drive

Truro | | TR1 1AG



A spacious detached family home with three bedrooms, attractive remodelled shower room suites, corner plot mature garden, garage and driveway. Contemporary kitchen with integrated appliances, living room, dining room, master bedroom with modern en-suite shower room. A beautiful home in a convenient location.

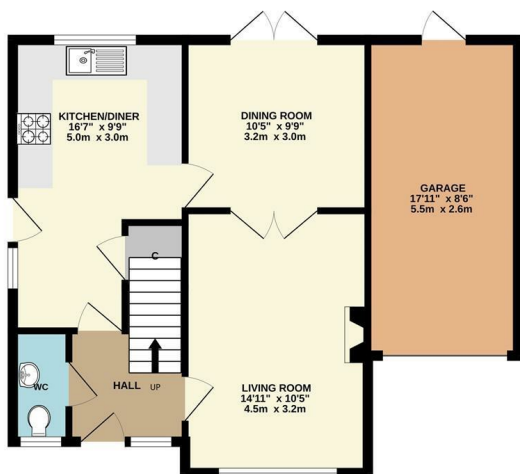
Tinney Drive

£389,950 Freehold

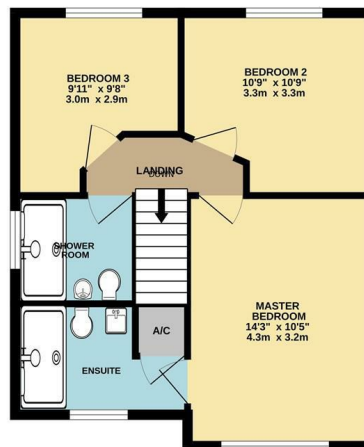


- Beautifully presented detached family home
- Living room & Dining room with french doors to garden
- Cloakroom/wc, two remodelled shower room suites
- Garage & driveway parking
- Three bedrooms, (main ensuite)
- Fitted kitchen/breakfast room with integrated appliances
- Double glazing and gas central heating
- Enclosed rear gardens

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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.
Made with Metropix 5/2025

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) A		
(81-91) B		
(69-80) C	74	79
(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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