



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£684,950

Located in

Penryn



www.clivepearceproperty.com



Polsethow

Penryn | Cornwall | TR10 8PA



In a private gated enclave on the edge of Penryn and enjoying elevated, southerly views of the river, this exception BRAND NEW four bedroom detached home has landscaped garden, brick paved driveway and a superb large garage.

Polsethrow

£684,950 Freehold



- BRAND NEW - FOUR BEDROOMS (two-ensuites)
- Open plan high specification kitchen/dining room
- Utility room
- Beautifully finished to an exceptional standard
- Multi car brick paved driveway & landscaped gardens
- Superb position & river views
- Living room with doors to roof terrace
- Vast garage with twin electric doors
- Carpets and flooring included



Total area: approx. 247.6 sq. metres (2664.7 sq. feet)
These are approximate dimensions.
Plan produced using PlanUp.

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	85	
(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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