



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Price Guide

£330,000

Located in

Truro



www.clivepearceproperty.com



Epworth Close

Truro | Cornwall | TR1 1UP



NO ONWARD CHAIN. In an exclusive cul de sac, handy for the city centre yet tucked away, this three bedroom detached home has driveway parking, garage and gardens. On the market for the first time in 38 years.

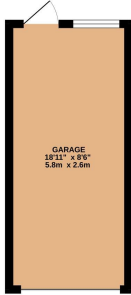
Epworth Close

£330,000 Freehold

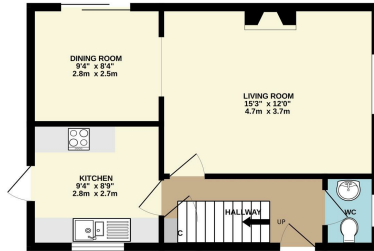


- Three bedrooms
- Living room with fireplace
- Kitchen
- Family bathroom
- Driveway parking and garage
- Detached
- Dining room with doors to garden
- Guest WC
- Attractive front and rear gardens
- Gas central heating

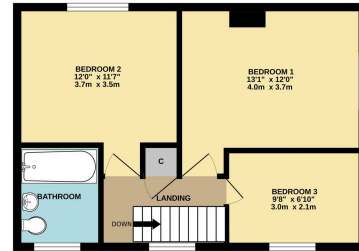
GARAGE
301 sq.ft. (27.9 sq.m.) approx.



GROUND FLOOR
425 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 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 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		
(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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