



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£639,950

Located in

Illogan



www.clivepearceproperty.com



Melyn Grove

Illogan | | TR16 4FT



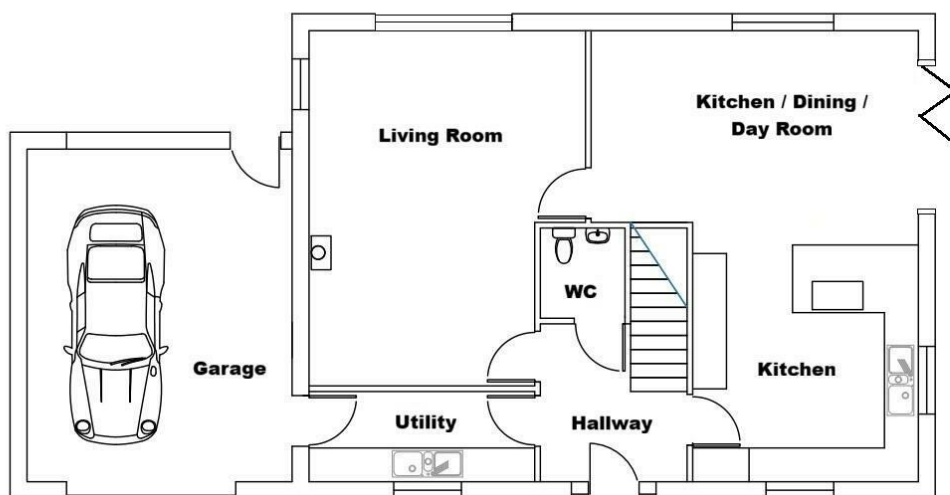
A contemporary style four bedroom detached family house (new in 2021) with sunny sub tropical style landscaped enclosed garden, high specification interior, block paved driveway parking and integral garage, located close to a popular village and the north Cornish coast. The property has 13 owned solar panels and a 9.5KW storage battery along with an EV charger.

Melyn Grove

£639,950 Freehold



- Four bedroom detached house
- Sunny landscaped garden
- High specification interior
- Integral garage & EV charger
- Owned solar panels and 9.5KW storage battery
- Constructed in 2020/ 2021
- Quality fitted kitchen with integrated appliances
- Abundant block paved driveway parking
- Cosy wood burner and bi-folding doors to the patio
- LPG gas central heating and private drainage



Ground Floor Plan

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		86
(69-80) C	77	
(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

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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