



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage End-Terraced

Asking Price

£285,000

Located in

Truro



www.clivepearceproperty.com



Perran Foundry

Truro | Cornwall | TR3 7JR



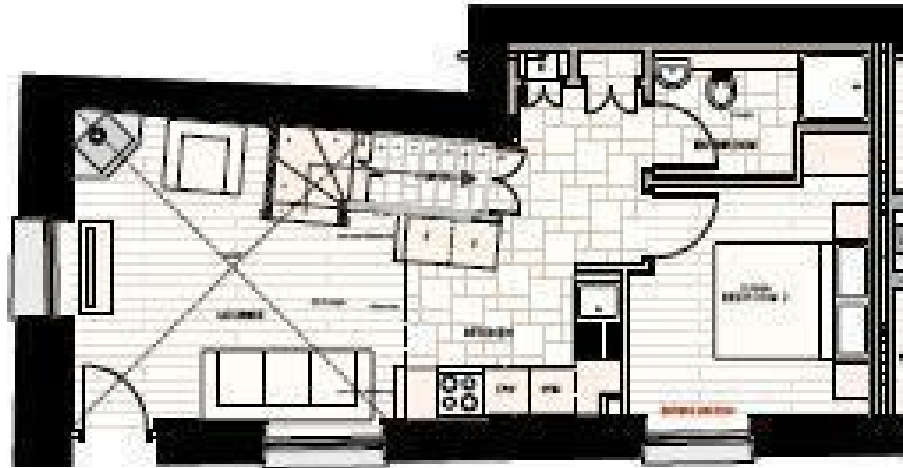
A beautifully presented two double bedroom Grade II Listed character home dating from 1791 converted from an historic former 'brass bolt shop' within the exceptional Perran Foundry development. Excellent location between Penryn and Truro and handy for surrounding villages including Mylor where there is a marina and access to the sheltered sailing waters of the river Fal. Perranarworthal has the famous Norway Inn pub and regular buses to nearby Penryn where Falmouth University is located. NO ONWARD CHAIN.

Perran Foundry

£285,000 Leasehold



- Two double bedroom character property
- Dating from 1791
- Ideal 'lock up and leave' or holiday letting property
- Low maintenance decked outside space with attractive outlook
- En-suite bathroom and separate shower room
- Grade II Listed, no onward chain
- Mains gas central heating and double glazing
- Allocated parking space plus visitor parking
- Modern kitchen with integrated appliances
- Excellent location between Penryn, Truro and Mylor



No. 1 Broom and Butchery
UNIT 1

GROUND FLOOR

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		89
(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	

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