



CLIVEPEARCE
Now you're moving

3 Bedrooms

House

Asking Price

£425,000

Located in

Truro



www.clivepearceproperty.com



Truro | | TR3 7PP



Right in the centre of the village, a large three double bedroom semi-detached home with a pretty garden, double garage, attached barn and parking.

£425,000 Freehold



- Three bedroom family home (one en-suite)
- Large enclosed garden
- Oil central heating and log burner
- Attached Barn - ideal for home office, studio
- Located in the heart of the village yet tucked away
- Guest cloakroom and family bathroom
- Parking
- Grade II Listed

Council Tax Band D

Local Authority Cornwall

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		79
(55-68) D		
(39-54) E	44	
(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



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com