



CLIVEPEARCE
Now you're moving

3 Bedrooms

House

Asking Price

£499,950

Located in

Truro



www.clivepearceproperty.com



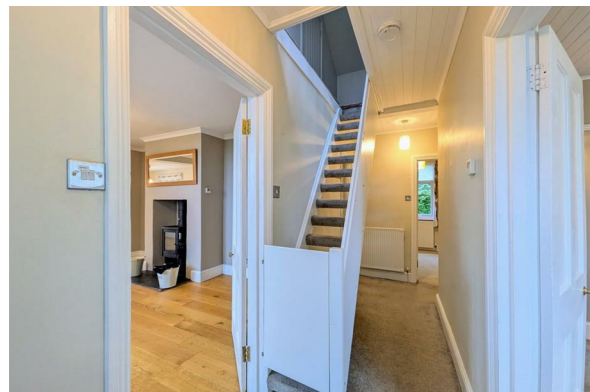
Truro | | TR4 9BW



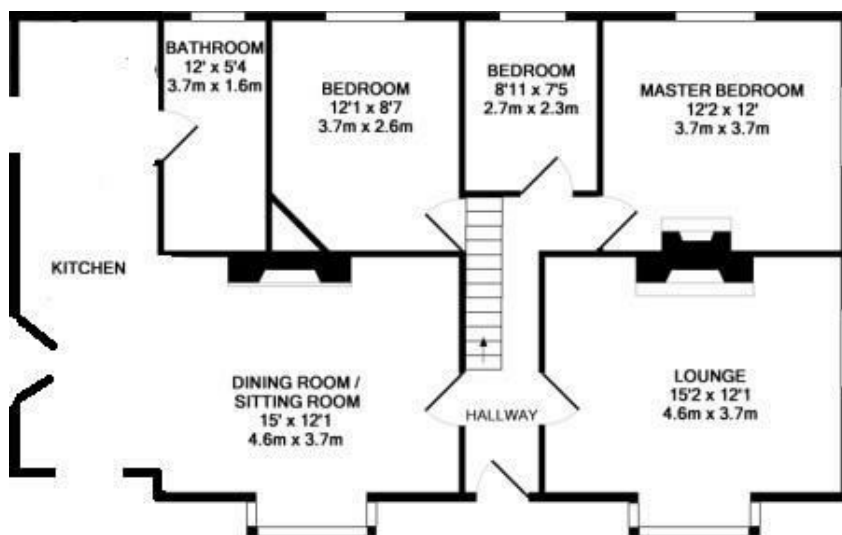
A beautifully positioned three bedroom bungalow with a level plot set on the edge of a popular village, tastefully updated with stunning upgrades and original features throughout, loft room, generous parking, garage and backdrop of churchyard and rolling countryside.



£499,950 Freehold



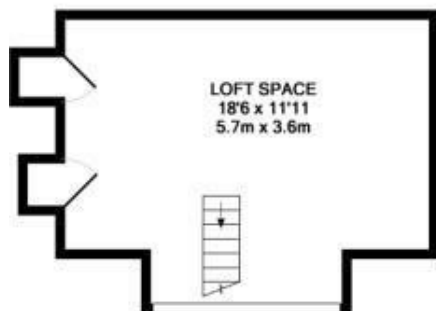
- Edge of popular village
- Character features
- Level plot and gardens
- Stunning upgraded kitchen
- Quiet tranquil setting
- No onward chain
- Garage and parking
- Three bedrooms
- Tastefully modernised
- Useful loft room



GROUND FLOOR
APPROX. FLOOR
AREA 974 SQ.FT.
(90.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 52014



LOFT SPACE
APPROX. FLOOR
AREA 261 SQ.FT.
(24.2 SQ.M.)

Council Tax Band C

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		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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