



CLIVEPEARCE
Now you're moving

4 Bedrooms

Bungalow - Detached

Asking Price

£425,000

Located in

Truro



www.clivepearceproperty.com



Dudman Road

Truro | | TR1 3PR



Tucked away towards the end of a cul-de-sac, and in an extremely sought after residential area, this large and detached bungalow has been improved with the introduction of solar panels and air source heating. The garage has been converted into annexe accommodation and now offers flexible living.

Dudman Road

£425,000 Freehold



- Large and detached three bedroom bungalow
- Solar panels and air source heat pump
- Conservatory and "wet room" shower room
- Established gardens and driveway parking
- Cul-De-Sac location
- Plus a 1 bedroom annexe from garage conversion
- Living room and kitchen/dining room
- Double glazed windows
- Located on the hospital side of the city
- Presently professionally converted for wheel chair access

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			100*
(92 plus) A			
(81-91) B			
(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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