



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Link Detached

Offers Over

£435,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# South View Parc

Truro | Cornwall | TR4 8AZ



A beautifully presented three bedroom residence towards the end of a cul-de-sac with exceptional Glenn Humphries landscaped garden, located close to Porthowan surfing beach, the Southwest Coast Path and the breath taking rugged north Cornish coastline.

# South View Parc

£435,000 Freehold



- Spacious single storey home
- Beautiful decorative presentation
- Sunny terrace and rear garden
- Primary bedroom with ensuite and walk-in wardrobe
- Abundant driveway parking
- Gorgeous rural views
- Useful workshop / store
- Gardens landscaped by Glenn Humphries



GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



SOUTH LODGE, 6 SOUTH VIEW, PARC, PORTHTOWAN, TR4 8AZ

TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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