



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£350,000

Located in

Truro



www.clivepearceproperty.com



Dudman Road

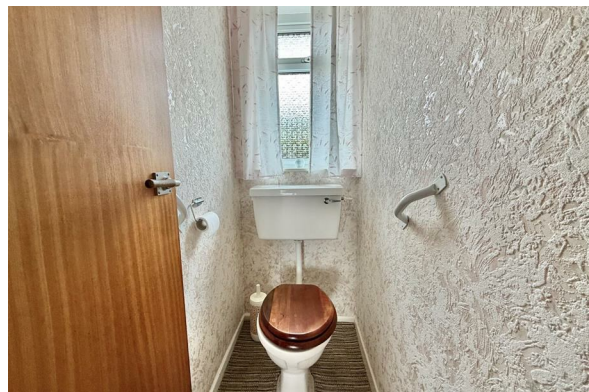
Truro | | TR1 3PR



Set back from a no through road in a residential area on the edge of the city, this chain free bungalow has lovely large front and rear gardens, long driveway parking and offers fabulous living space in a very convenient spot.

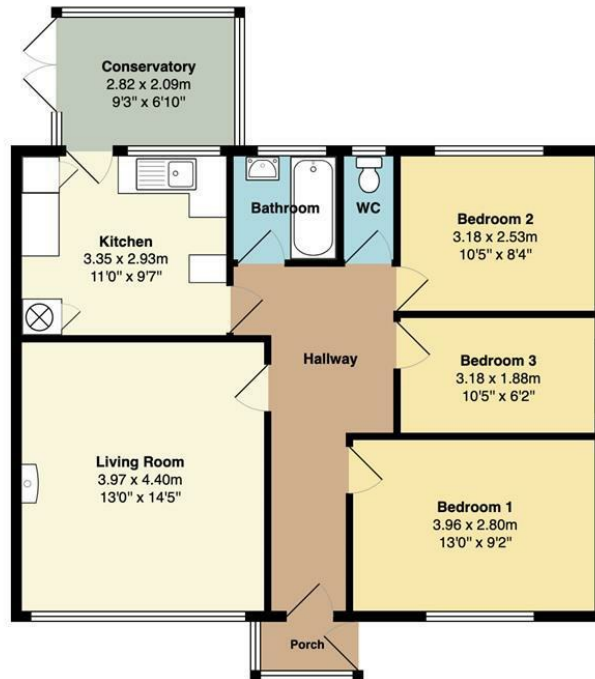
Dudman Road

£350,000 Freehold

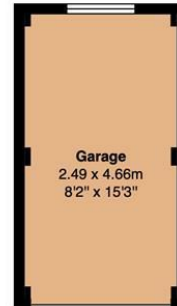


- Spacious three bedroom detached bungalow
- Long hallway and entrance vestibule
- Kitchen with matching storage cupboards and double glazed conservatory with blinds
- Double glazing, (single in vestibule) and gas central heating
- Substantial gardens
- Cul-de-sac location and close to the Royal Cornwall Hospital
- Living Room with elevated outlook towards rural countryside
- Bathroom and separate Wc
- Long driveway and garage to rear
- NO ONWARD CHAIN

Ground Floor
Area (approx): 77.8 m² ... 838 ft²



Outbuilding
Area (approx): 11.6 m² ... 125 ft²



Total Area: 89.4 m² ... 963 ft²

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.

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		
(69-80) C		
(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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