



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£575,000

Located in

Carharrack



www.clivepearceproperty.com



Carnmarth

Carharrack | | TR16 5SB



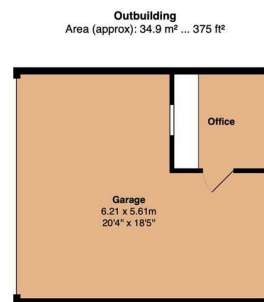
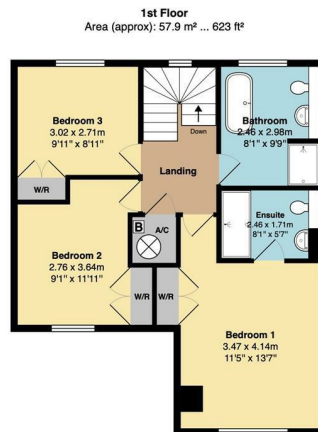
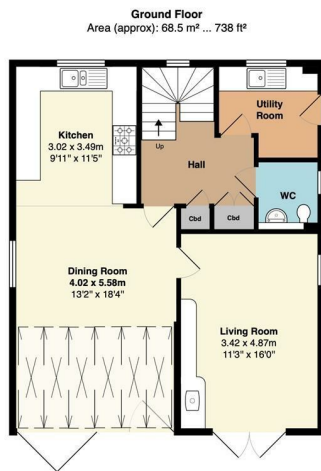
Discover this surprisingly spacious and exquisite traditionally built three-bedroom detached home, completed in 2013, tucked away in a Cornish village with breathtaking elevated views of the surrounding countryside. Ideally located between Falmouth, Truro, and the beautiful North Cornish coast. Double garage and attractive gardens.

Carnmarth

£575,000 Freehold



- Beautifully presented detached three bedroom family home
- Breathtaking elevated views around surrounding countryside
- Living room with feature raised wood burning stove
- Double garage and large driveway area
- Surprisingly spacious and many stunning features
- Stunning "day room" kitchen with LED lighting and integrated appliances
- Quality fittings in wet areas
- Double glazing and modern electric heating



Total Area: 161.3 m² ... 1736 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 | 56 | 64 |
| (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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Truro

Cornwall

TR1 2LS



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