



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Semi-Detached

Asking Price

£475,000

Located in

Truro



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



# Sunny Corner

Truro | Cornwall | TR4 8SE



A beautifully presented four bedroom semi detached family house with high quality refitted kitchen, cosy wood burning stove and air source heating with owned solar panels. Fantastic level enclosed garden, large shed / workshop and plenty of parking. Delightful rural location with super views.

# Sunny Corner

£475,000 Freehold

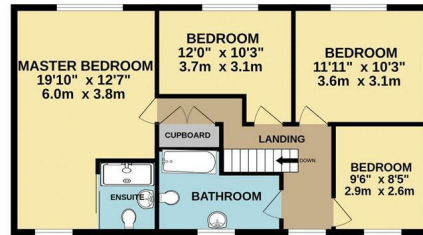


- Four bedroom house
- Air source heating
- Owned solar panels
- Large level enclosed garden
- Ample off street parking
- Refitted quality kitchen with Neff appliances
- Cosy wood burning stove
- Gorgeous rural views
- Workshop / store shed

GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.6 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 B 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>			<b>87</b>
(69-80) <b>C</b>		<b>80</b>	
(55-68) <b>D</b>			
(39-54) <b>E</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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