



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

Ground Floor
 Area (approx): 115.8 m² ... 1247 ft²



Total Area: 115.8 m² ... 1247 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		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	

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