



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

£895,000

Located in

Truro



www.clivepearceproperty.com



Treworthal Road

Truro | | TR3 7QB



In a greatly sought after location, this impressive single storey residence sits within a glorious garden. Ample gated driveway and double garage.

Treworthal Road

£895,000 Freehold



- Substantial detached bungalow in private plot
- Large kitchen/breakfast room
- Family bathroom
- Double garage with electric door
- Desired location in Perranwell Station
- Three/four spacious bedrooms (one en-suite)
- Open plan living/dining with freestanding woodburning stove
- Utility room
- Garden extending to 0.36 acres
- Gas central heating

Ground Floor
Area (approx): 237.4 m² ... 2555 ft²



Total Area: 237.4 m² ... 2555 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 G

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		70	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	

31 Lemon Street
Truro
Cornwall
TR1 2LS



CLIVEPEARCE
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com