



**CLIVEPEARCE**  
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£850,000

Located in

Truro



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



# Cosawes

Truro | | TR3 7QR



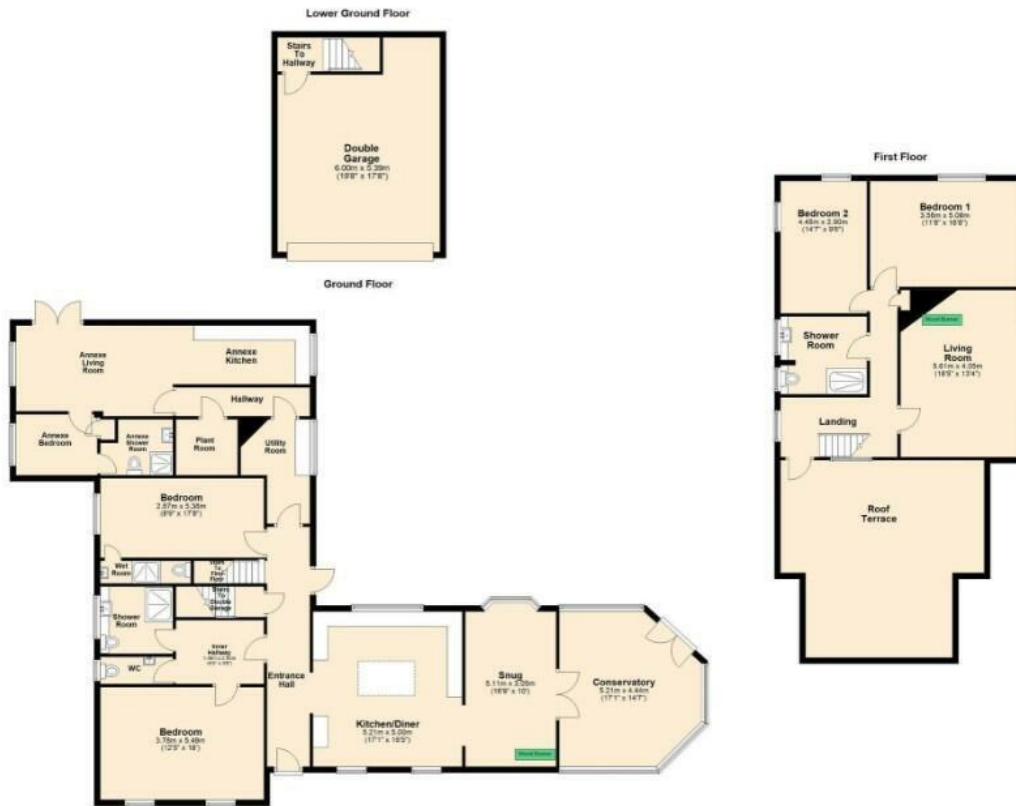
A superb detached four bedroom family house with over 3000 sq ft of space, a one bedroom annexe and double garage, set in extensive grounds with gardens and woodland exceeding an acre. Convenient location for access to Truro, Penryn and Falmouth along with delightful nearby villages including Perranwell, Mylor, Ponsanooth & Devoran.

# Cosawes

£850,000 Freehold



- Four bedroom house
- Extensive gardens (in excess of an acre)
- Suntrap patios and garden cabin
- Original part dating from 1809
- Additional parking area on 99 year lease
- One bedroom annexe
- Double garage and driveway parking
- Excellent location between Truro & Falmouth
- Quality kitchen with granite work surfaces



## Council Tax Band E

### 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	44	
(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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 TR1 2LS



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