



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

**£359,950**

Located in

**Truro**



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



# Wheal Sperries Way

Truro | | TR1 3FE



This superb three bedroom family home is ideally located and has much to offer. CHAIN FREE.

# Wheal Sperries Way

£359,950 Freehold



- Double Fronted Family Home
- Three Bedrooms, Main Ensuite
- Through Living Room, Patio Door To Garden
- Gas Central Heating & Double Glazing
- Landscaped Low Maintenance Garden
- No Onward Chain
- Beautifully Presented
- Fitted Kitchen
- Garage & Driveway

## Council Tax Band C

## 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>                            | 79      | 84                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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