



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow - Detached

Asking Price

£475,000

Located in

Truro



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



# Quenchwell Road

Truro | | TR3 6LZ



Built in 2019, this beautifully presented detached two bedroom bungalow is situated just down the road from Carnon Downs Garden Centre. Features include; Open plan living, fitted kitchen with stone worktops, shower room suite and under floor wet heating. Also, there is double glazing, driveway parking and a low maintenance and landscaped garden.

# Quenchwell Road

£475,000 Freehold



- Detached Two Bedroom Bungalow
- Built in 2019
- Stunningly presented with timber floor coverings
- Open plan living
- Beautifully fitted kitchen with stone worktops
- Shower room suite
- Underfloor heating and gas boiler
- Double glazing
- Driveway and low maintenance gardens

GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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 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			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</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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