



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Bungalow - Semi Detached

Asking Price

**£290,000**

Located in

**Truro**



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



# Frogpool

Truro | Cornwall | TR4 8RT



A very well presented two double bedroom semi detached bungalow with low maintenance front and rear gardens, garage, driveway parking and modern kitchen & shower room, in a popular cull-de-sac village location between Truro and Falmouth.

# Frogpool

£290,000 Freehold



- Two generous bedrooms
- Great village location
- Driveway parking
- Modern kitchen and shower room
- Oil fired central heating
- Excellent presentation
- Low maintenance gardens
- Garage
- UPVC double glazing

**Floor Plan**  
Approx. 73.9 sq. metres (795.3 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.

## Council Tax Band B

## 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>		
(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	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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