



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£650,000

Located in

Truro



www.clivepearceproperty.com



Pengarth Close

Truro | Cornwall | TR1 2BP



A thoughtfully designed four bedroom flexible dormer bungalow presented in good decorative order with ample driveway parking, garage and mature, sunny, manageable gardens. Mains gas central heating and electric vehicle charging. Superb city centre location near Truro High School and a pleasant walk from the city centre shops, theatre and farmers' market.

Pengarth Close

£650,000 Freehold

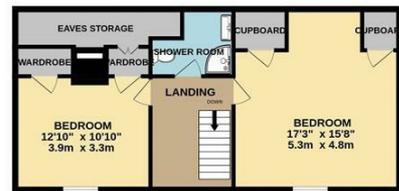


- Four bedrooms
- Two bath/shower rooms
- Superb open plan kitchen/dining room with doors to garden
- Living room with log burner
- Enclosed rear garden
- Attractive front garden
- Driveway and garage with inspection pit
- Electric car charger
- Excellent location
- Gas central heating

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



11 PENGARTH CLOSE, TRURO, TR1 2BP

TOTAL FLOOR AREA : 1767 sq.ft. (164.2 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) A		
(81-91) B		
(69-80) C		
(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	

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