



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

**£595,000**

Located in

**Truro**



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



# Daniell Road

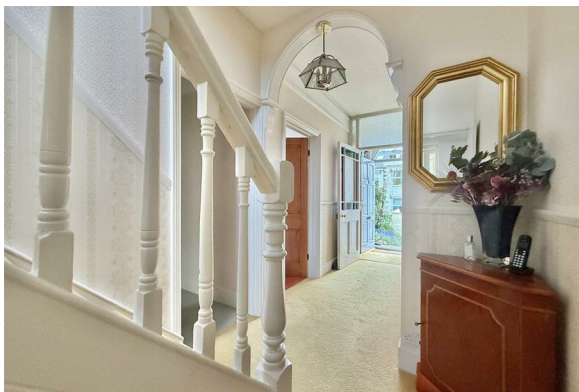
Truro | | TR1 2DA



A substantial and detached Edwardian residence found in a particularly sought after city address with four bedrooms, three receptions, garage, driveway and lovely established gardens.

# Daniell Road

£595,000 Freehold



- Fine and detached Edwardian city residence
- Impressive reception hall and vestibule with original mosaic tiling under carpet
- First floor family bathroom and separate wc
- Gas central heating, (new Worcester boiler last year)
- Large, level and established gardens with outhouse, summerhouse and potting shed
- Four double bedrooms and three large reception rooms
- Kitchen, utility and ground floor wc
- Positive ventilation system and owned solar panels with feed in tariff
- Garage and long driveway to front and further hard standing for caravan etc to rear
- NO ONWARD CHAIN

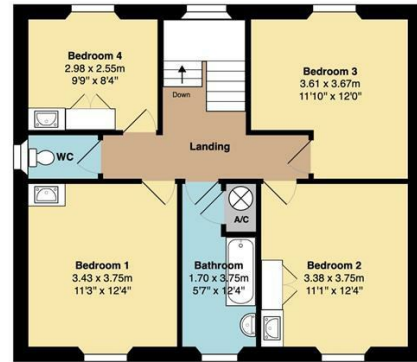
**Outbuilding**  
Area (approx): 13.3 m<sup>2</sup> ... 143 ft<sup>2</sup>



**Ground Floor**  
Area (approx): 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup>



**1st Floor**  
Area (approx): 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>



**Total Area: 165.4 m<sup>2</sup> ... 1781 ft<sup>2</sup>**

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.



## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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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