



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Guide Price

£650,000

Located in

Perranwell Station



www.clivepearceproperty.com



West Park

Perranwell Station | | TR3 7PZ



Set within the ever-popular West Park development and occupying an attractive corner plot, this beautifully presented detached home enjoys delightful far-reaching views and well-proportioned accommodation that has been thoughtfully improved over time. Offering a superb balance of comfort, practicality and outdoor space, the property provides an excellent opportunity to enjoy peaceful living in a highly desirable setting.

West Park

£650,000 Freehold



- Stunning detached bungalow
- Large living room and dining room, both with outstanding views
- Utility and gas central heating
- Garage with electric roller door
- Elevated village and rural views
- Three bedrooms, (main ensuite and walk in closet)
- Refitted kitchen with integrated appliances
- Double glazing and solar panels
- Large established gardens

Council Tax Band E

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	80	
(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

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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