



**CLIVE PEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Guide Price

£825,000

Located in

Truro



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



# Trewinnard Road

Truro | Cornwall | TR3 7QD



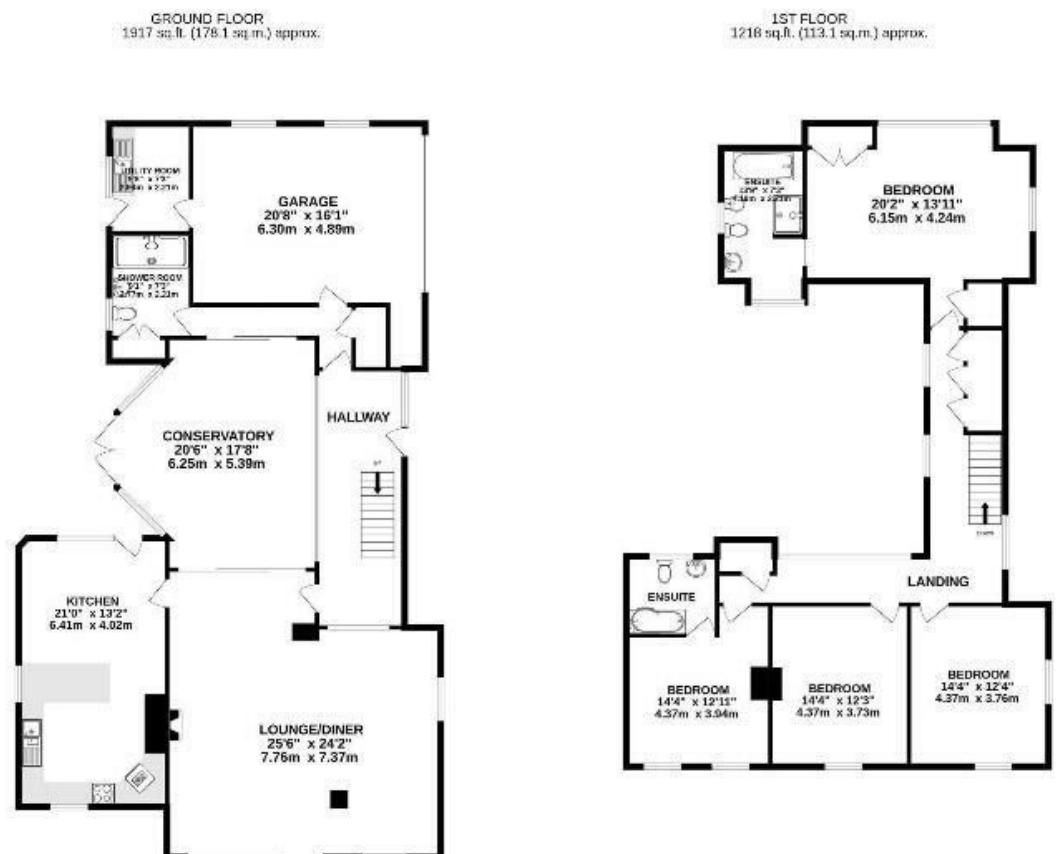
With over 3000 sq.ft. of space and offered with NO ONWARD CHAIN, this four double bedroom (two en-suite) detached family house is ideally located at the edge of Perranwell Station in arguably one of the villages most desirable addresses with exceptional rural views, mature sunny gardens, plentiful parking and an integral garage with electric door.

# Trewinnard Road

£825,000 Freehold



- Four double bedrooms (two en-suite)
- Prime Perranwell Station location
- Mature gardens
- Garage with electric door
- Ideal family house close to village amenities
- Over 3000 sq.ft. of space
- Exceptional rural views
- NO ONWARD CHAIN
- Abundant gated driveway parking



TOTAL FLOOR AREA : 3135 sq. ft. (291.3 sq.m.) approx.

## Council Tax Band G

### 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		80
(69-80) C		
(55-68) D	65	
(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



hello@clivepearceproperty.com  
01872 272622  
[www.clivepearceproperty.com](http://www.clivepearceproperty.com)