



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-Detached

Offers In The Region Of

£325,000

Located in

Truro



www.clivepearceproperty.com



Pendeen Crescent

Truro | Cornwall | TR3 6SP



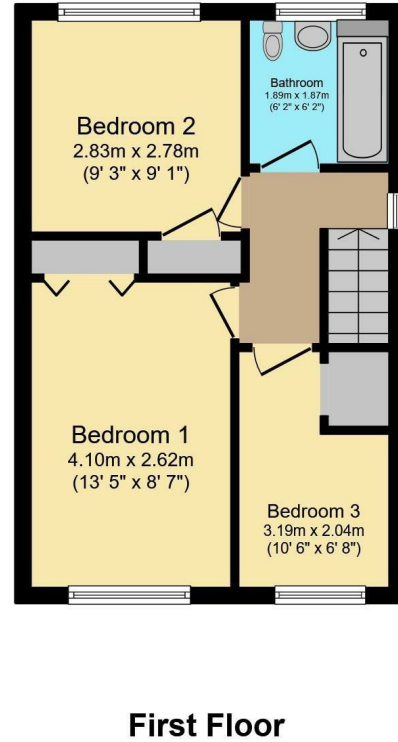
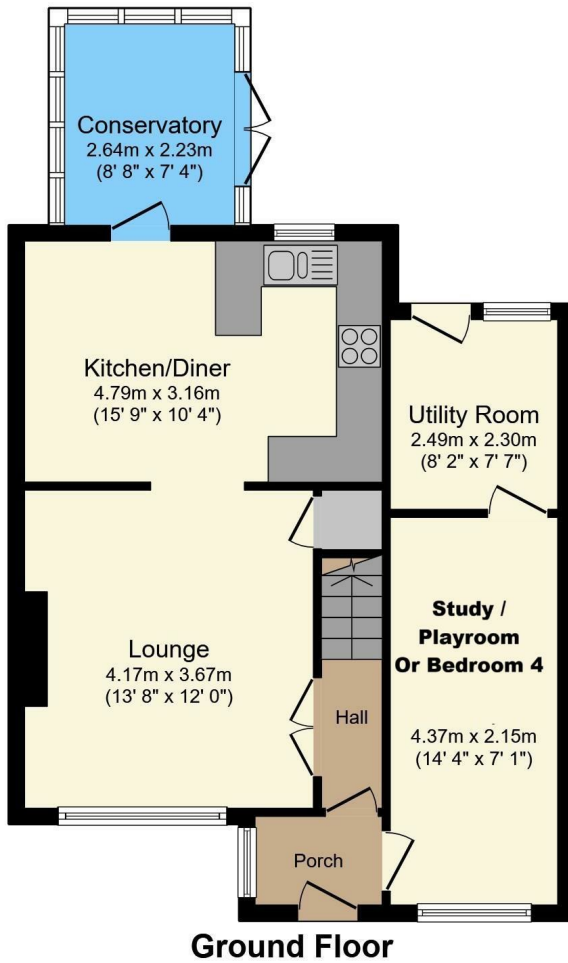
A modern three / four bedroom semi-detached family home with generous parking, work from home office, level rear garden, conservatory and utility room all set within a convenient location close to shop, pub and bus route.

Pendeen Crescent

£325,000 Freehold



- Quiet cul de sac location
- Three / four bedrooms
- Generous parking
- Conservatory
- Close to shop, pub and bus route
- Level rear garden
- Office and utility room
- Good school catchment



Total floor area 95.8 sq.m. (1,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

Council Tax Band C

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	70	81
(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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