



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House

£335,000

Located in

Truro



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



# Gwarak Tewdar

Truro | | TR1 2FL



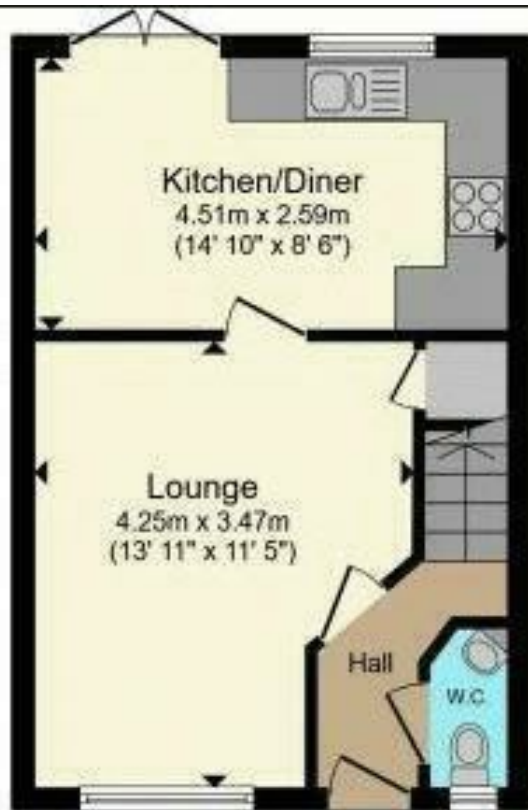
A well designed contemporary three bedroom (main en-suite) home with driveway parking, sun terrace and gardens in a convenient location with distant countryside views. No chain.

# Gwarak Tewdar

£335,000 Freehold



- Three bedrooms (one en-suite)
- Kitchen/dining room with doors to garden
- Family bathroom with white suite
- Garden with sun terrace and lawn
- Convenient location
- Semi open plan living
- Guest cloakroom/WC
- Driveway parking for two
- Gas central heating and double glazing
- Distant countryside views



**Ground Floor**



**First Floor**

## 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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