



CLIVEPEARCE
Now you're moving

2 Bedrooms

Bungalow - Detached

Asking Price

£425,000

Located in

Truro



www.clivepearceproperty.com



Staggy Lane

Truro | | TR3 6HX



Offering vacant possession, this unusually large and detached two double bedroom bungalow occupies a mature and level garden plot, in a traffic free location with an amazing conservatory, detached garage and gated driveway .

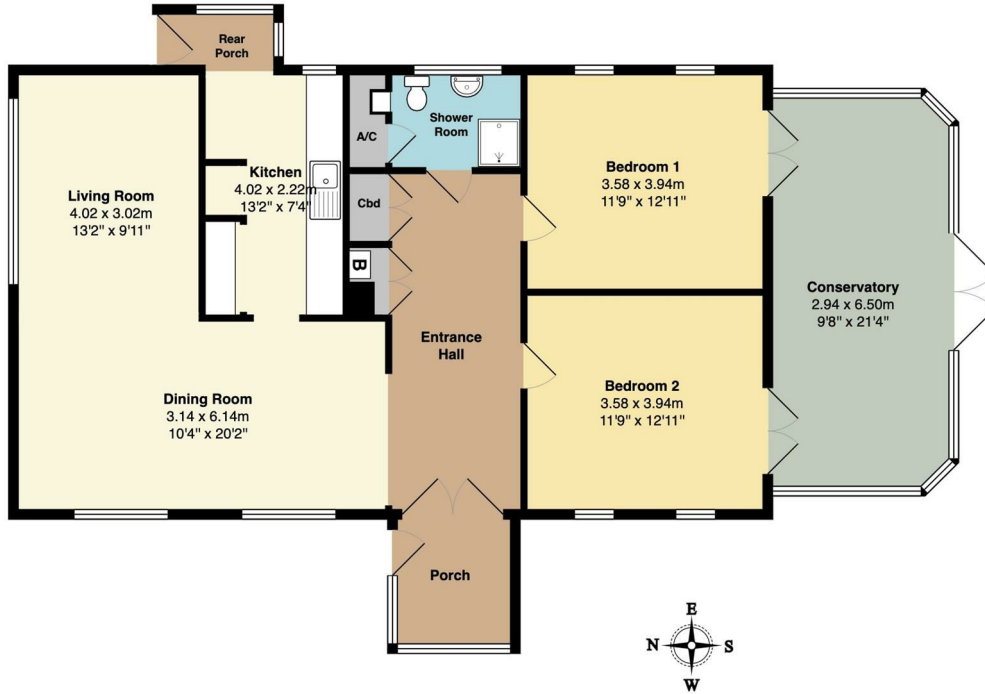
Staggy Lane

£425,000 Freehold



- Unusually large detached bungalow
- Centrally positioned in fabulous level gardens
- Detached garage and gated block driveway
- Two double bedrooms
- Superb and substantial conservatory
- Open plan living with attractive wood floors
- Gas central heating and double glazing
- Centrally located in Carron Downs

Ground Floor
Area (approx): 117.0 m² ... 1260 ft²



Total Area: 117.0 m² ... 1260 ft²

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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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