



**CLIVEPEARCE**  
Now you're moving

1 Bedrooms

House

Asking Price

£179,950

Located in

Truro



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



# Polisken Way

Truro | | TR4 9RG



A beautifully renovated one double bedroom house with brand new kitchen and bathroom, parking for 2+ vehicles and sunny garden. Convenient village location between Truro and the A30. Replumbed and fitted with new hot water system. Electrics upgraded including new fuse board, Dimplex Quantum heating, sockets and switches. Brand new LVT flooring and carpets. Ready to move right in and for sale with NO ONWARD CHAIN.

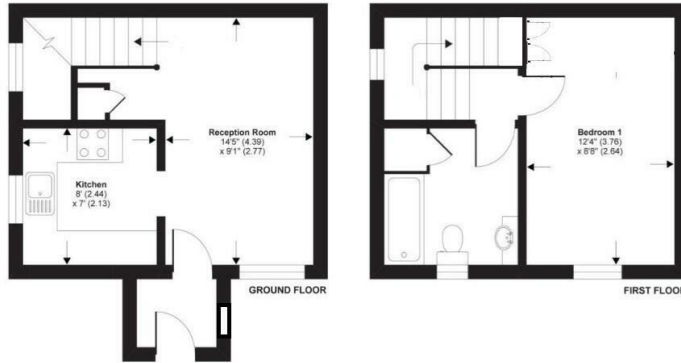
# Polisken Way

£179,950 Freehold



- One double bedroom house
- Sunny Garden
- Brand new kitchen and bathroom
- Upgraded electrics with new fuse board, sockets and switches etc
- Convenient village location
- Parking for 2+ vehicles
- Professionally renovated
- Replumbed throughout
- Ideal first buy, investment or downsize
- NO ONWARD CHAIN

Polisken Way, St. Erme, Truro, TR4



TOTAL GROSS INTERNAL FLOOR AREA 516 SQ FT 47.9 SQ METRES

## Council Tax Band A

### 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(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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hello@clivepearceproperty.com

01872 272622

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