



CLIVEPEARCE
Now you're moving

3 Bedrooms
House - Terraced
Located in Truro
£325,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Devoran Lane Devoran

Truro | | TR3 6PA



11 Devoran Lane is a spacious three double bedroom home situated in the highly sought-after creekside village of Devoran, enjoying a pleasant position and views towards the top of the creek, with a large rear garden, garage and driveway.

Devoran Lane

£325,000 Freehold



- Surprisingly spacious family home
- Three double bedrooms
- Kitchen
- Garage and long driveway
- Wonderful creekside village
- Located in the highly sought after creekside village of Devoran
- Large living room and dining area
- Gas central heating
- Front and rear gardens
- NO CHAIN



1st Floor
Area: 49.5 m² ... 533 ft²

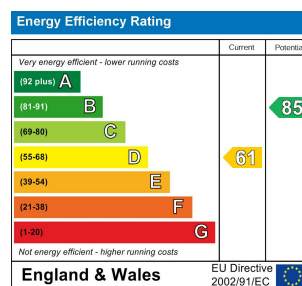
The floor plan includes the following rooms and dimensions:

- Garage:** 2.66 x 5.18m (8'9" x 17'0")
- Store:** (adjacent to the garage)
- Porch:** (adjacent to the store)
- Kitchen:** 3.93 x 2.26m (12'11" x 7'5")
- Dining Room:** 3.25 x 2.65m (10'8" x 8'9")
- Living Room:** 5.39 x 3.33m (17'8" x 10'11")
- Bedroom 1:** 3.64 x 3.49m (11'11" x 11'5")
- Bedroom 2:** 2.61 x 3.33m (8'7" x 10'11")
- Bedroom 3:** 3.16 x 2.58m (10'4" x 8'6")
- Bathroom:** 1.95 x 1.61m (6'5" x 5'4")
- WC:** (adjacent to the bathroom)
- Landing:** (central hallway area)
- Hall:** (adjacent to the living room)
- Porch:** (adjacent to the hall)

Additional features include a staircase labeled 'Down' and several built-in wardrobes (labeled 'Wdr' or 'Cbd'). A compass rose indicates North (N), South (S), East (E), and West (W).

All measurements are approximate and for display purposes only

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.



CLIVEPEARCE
Now you're moving

31 Lemon Street
Truro
Cornwall
TR1 2LS

01872 272622

hello@clivepearceproperty.com

www.clivepearceproperty.com