



CLIVEPEARCE
Now you're moving

5 Bedrooms

Bungalow - Detached

Asking Price

£825,000

Located in

Truro



www.clivepearceproperty.com



Old Carnon Hill

Truro | Cornwall | TR3 6LE



An exceptionally spacious and flexible five bedroom detached dormer style bungalow configured for multi-generational living but with potential to be one big family house with minimal alteration. Fantastic landscaped garden plot with outdoor kitchen, abundant parking, double garage and workshop. Close to the village centre and walkable to Devoran and The Bissoe Trail.

Old Carnon Hill

£825,000 Freehold



- Extended five bedroom home
- Large landscaped garden
- Detached double garage
- Far reaching views
- Stunning detached garden room
- Great for multi-generational living
- Two separate kitchens
- Plentiful driveway parking
- Sunny patios and balcony
- EPC A - Bank of solar panels including battery storage



TOTAL FLOOR AREA : 2620 sq.ft. (243.4 sq.m.) approx.
 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.
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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	97	97
(81-91) B		
(69-80) C		
(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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