



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£325,000

Located in

Truro



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



# Forth Noweth

Truro | | TR3 6LU



Offered with vacant possession, a spacious three double bedroom detached bungalow with established corner plot gardens, driveway parking and a detached garage. Gas central heating is installed.

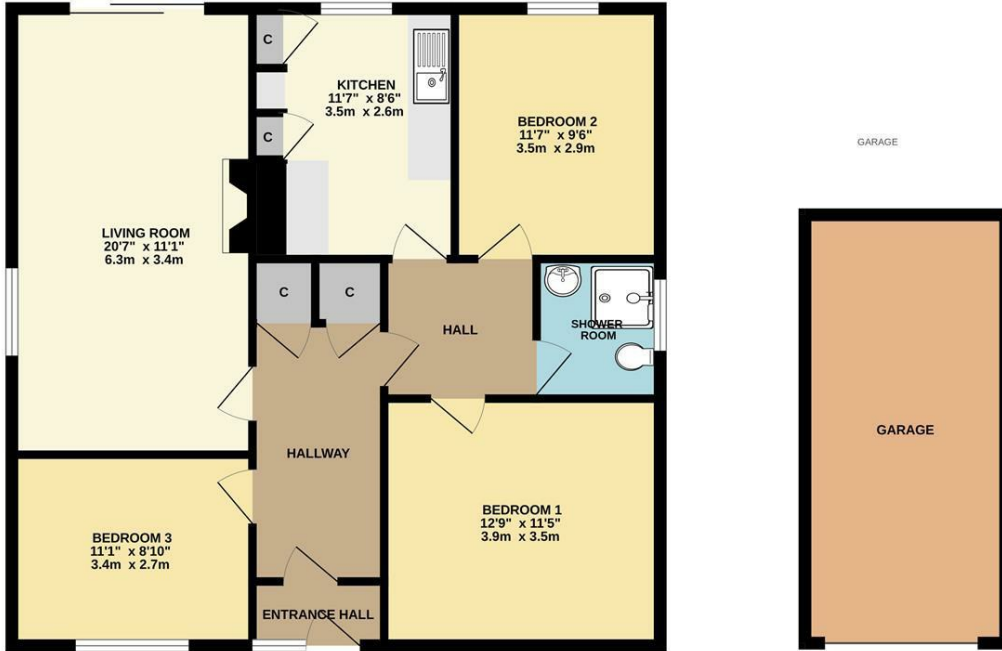
# Forth Noweth

£325,000 Freehold



- Offered with no chain!
- Three double bedrooms
- Entrance porch, hallway and inner hall
- Kitchen with ample storage cupboards
- Gas central heating and double glazing
- Detached bungalow in very popular village
- Great feeling of living space
- Through dual aspect living room with large sliding doors
- Wet room style shower room
- Detached garage, driveway and mature corner plot gardens

GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>76</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	

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