



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£800,000

Located in

Carnon Downs



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



Carnon Downs | | TR3 6JW



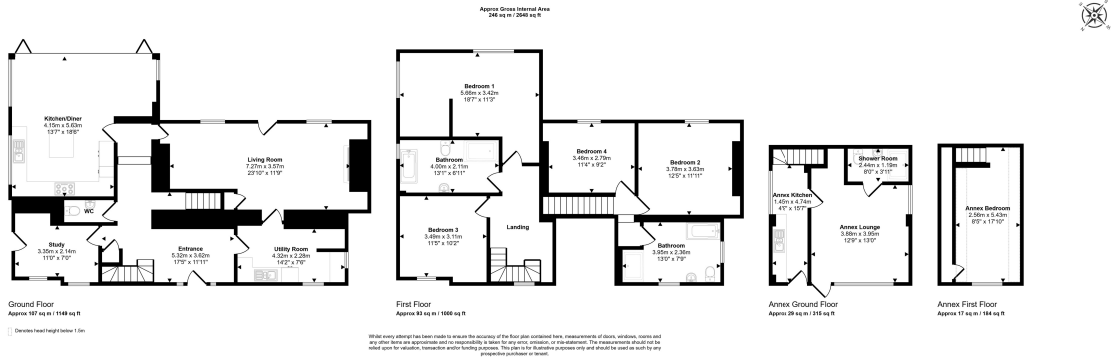
The property is an attractive four bedroom detached family home comprising a former Cobb cottage that has been thoughtfully extended by its previous owners to provide sizeable family accommodation with the additional benefit of a detached annex situated in a secluded rural location.



£800,000 Freehold



- Detached and extend cottage
- Four bedrooms
- Detached Annexe
- Wrap around established gardens
- 0.5 acre plot
- Secluded location
- Two bathrooms plus WC
- Kitchen / dining room with bi-folding doors
- Multi vehicle driveway parking
- Sold with vacant possession



## 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>                            |  |                         | <b>87</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>45</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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Truro  
Cornwall  
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