



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£350,000

Located in

Truro



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# Trevithick Road

Truro | | TR1 1RY



A spacious detached three bedroom bungalow in the sought after Uplands area of the city. Driveway parking, garage and good sized front and rear gardens. Close to primary and secondary schools.

# Trevithick Road

£350,000 Freehold



- Impressive Detached Bungalow
- Fitted kitchen and Conservatory
- Established gardens
- Popular city address
- Living room and Dining room
- Double glazing and gas central heating
- Garage and driveway
- Convenient for two sought after schools

**Ground Floor**  
Area (approx): 91.7 m<sup>2</sup> ... 988 ft<sup>2</sup>



**Lower Ground Floor**  
Area (approx): 17.1 m<sup>2</sup> ... 184 ft<sup>2</sup>



Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>

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.

## 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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