



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow

Asking Price

£475,000

Located in

Truro



www.clivepearceproperty.com



St. Michaels Road

Truro | Cornwall | TR3 7EE



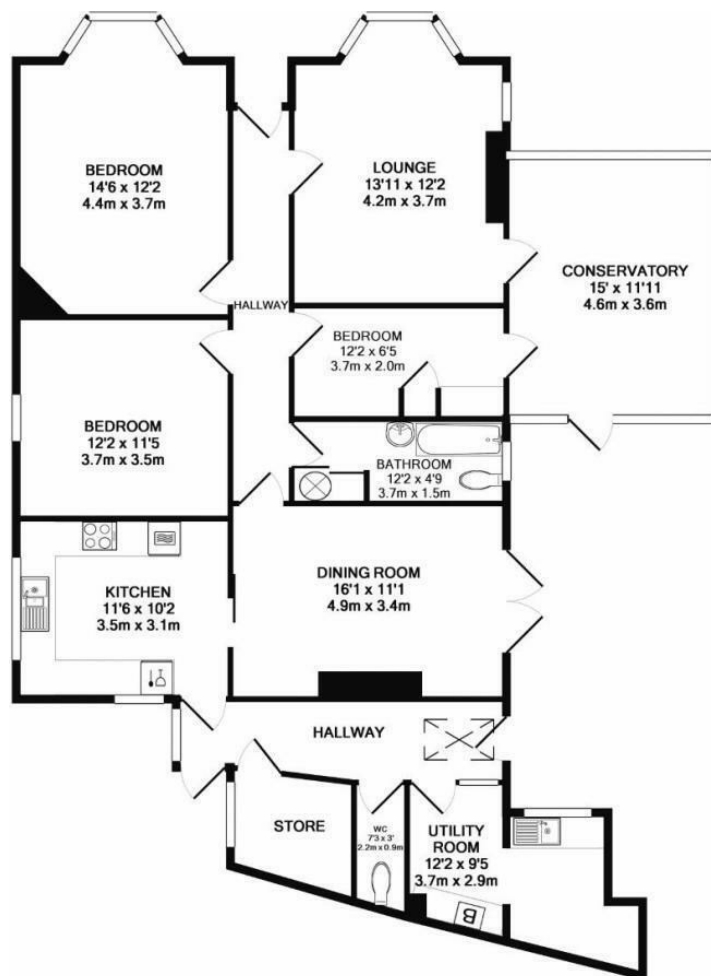
A substantial detached home in the heart of the village. Fabulous gardens, garage and parking.

St. Michaels Road

£475,000 Freehold



- Substantial detached period bungalow
- Beautifully presented and much improved
- Plantsmans garden with lawns, sun terracing and vegetable section
- Living room with woodburner
- Large garden room and Dining room
- Fitted kitchen and ancillary room
- Bathroom and Shower room
- Gas central heating and double glazing
- Garage and driveway parking
- Viewing recommended



TOTAL APPROX. FLOOR AREA 1434 SQ.FT. (133.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 TR1 2LS



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