



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms  
House - Detached  
Located in Truro

£775,000



[hello@clivepearceproperty.com](mailto:hello@clivepearceproperty.com)

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

01872 272622



# Tregolls Road

Truro | | TR1 1LE



A substantial and comprehensively renovated detached city residence with superb sunny rear garden, a wealth of character intact, large modern double garage and extensive driveway parking. Four double bedrooms (two en-suites) including the primary bedroom suite with walk-in wardrobe, three large receptions and a fantastic open plan kitchen with central feature island. Lovingly restored over the last five years including a replacement roof, central heating system, kitchen, bathrooms and electrics etc with great care taken to preserve the 1930's character of this fine city home. Excellent traffic free location and ideally positioned to walk to the city centre, Waitrose, Archbishop Benson Primary School, Penair Secondary School & Truro School.



# Tregolls Road

£775,000 Freehold

- Substantial 1930's fine residence
- Comprehensively renovated spacious accommodation
- Three receptions and spacious entrance hallway
- Open plan day room kitchen with central island
- Detached double garage and large driveway

- Motivated sellers buying a new build home
- Four double bedrooms, (two ensuites and one walk-in dressing room)
- Cloakroom/wc and Utility
- Recently re-roofed
- Mains gas central heating & UPVC double glazing





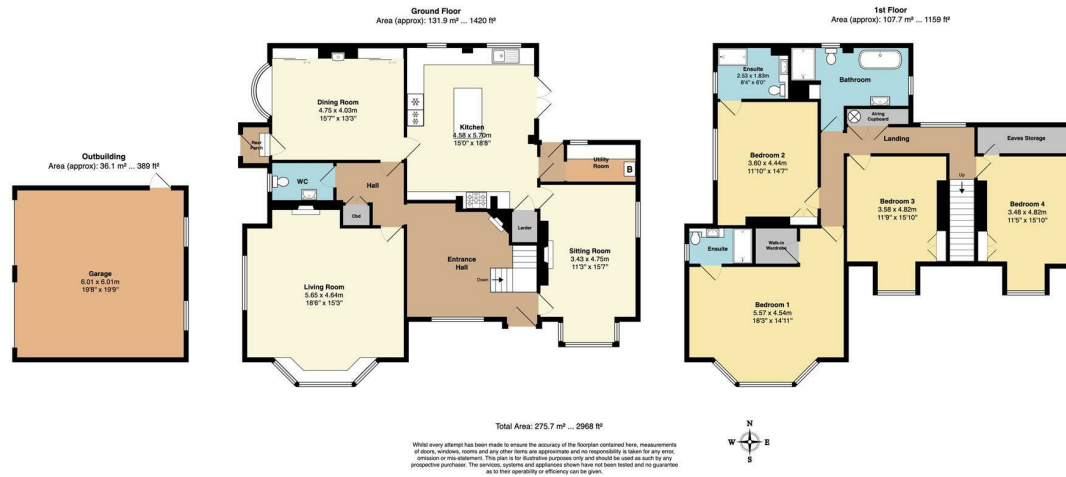


**CLIVEPEARCE**  
Now you're moving

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS

01872 272622

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**Council Tax Band: G**

**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>		60	69
(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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