



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£550,000

Located in

Truro



www.clivepearceproperty.com



College Way

Truro | Cornwall | TR1 3WJ



An exceptionally spacious five/six bedroom home with enclosed gardens, double garage and conservatory. Flexible space in a very convenient location.

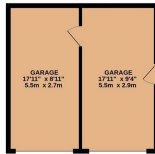
College Way

£550,000 Freehold

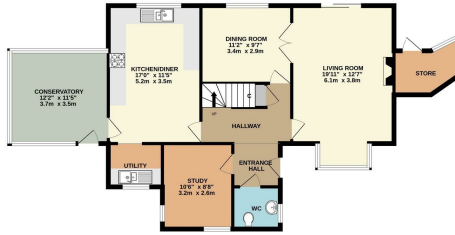


- Five/Six bedroom family home
- Two reception rooms plus study/bedroom six
- Double glazing
- Good sized enclosed garden
- GREAT FOR RCH WORKERS, LEAVE THE CAR AND WALK TO WORK!!!
- Stylish kitchen/breakfast room
- Super conservatory
- Gas central heating
- Double garage and driveway

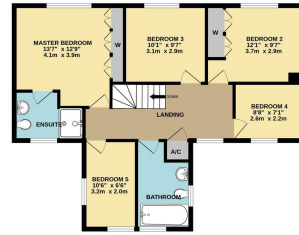
GARAGE
329 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR
986 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.2 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 F

Local Authority Cornwall Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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