



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£485,000

Located in

Truro



www.clivepearceproperty.com



Upland Crescent

Truro | Cornwall | TR1 1LU



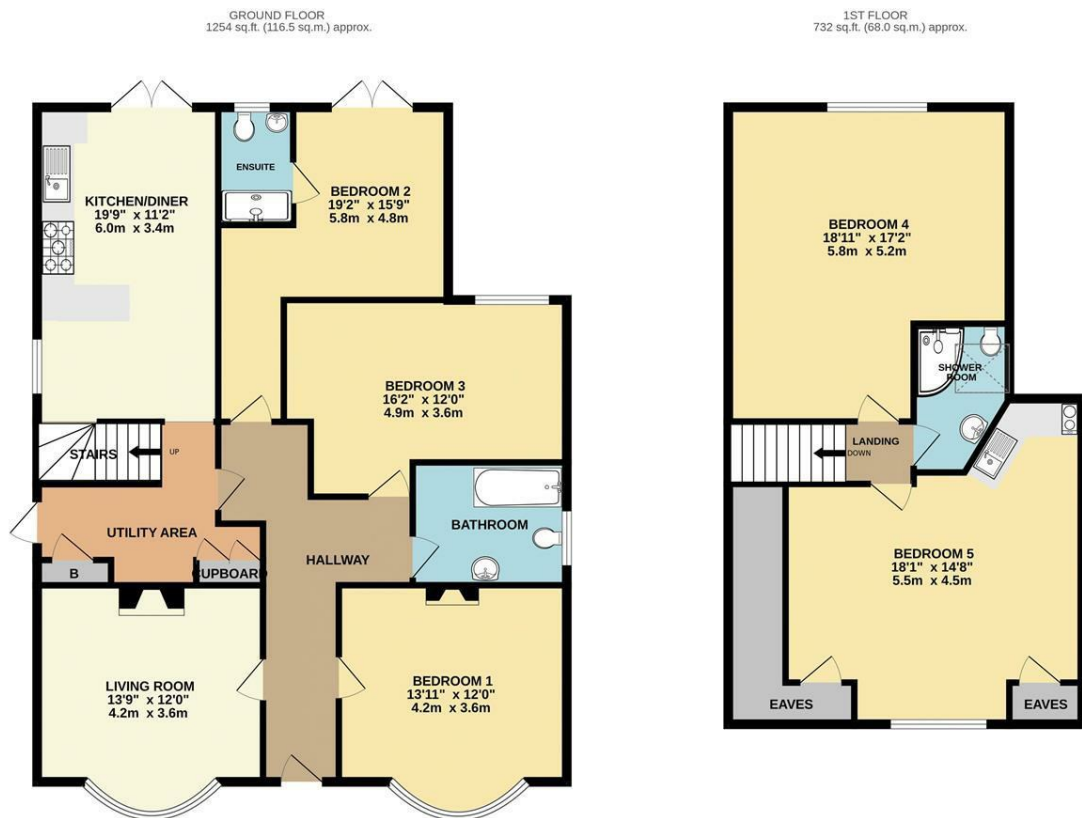
A flexible four/five bedroom detached home with superb living space, plenty of driveway parking, and good sized gardens. Excellent location.

Upland Crescent

£485,000 Freehold



- A detached period home
- En-suite shower room
- Large kitchen/day room with doors to garden
- Front and rear gardens
- Four or five bedrooms
- Family bathroom and further shower room
- Living room with log burner and bay window
- Detached workshop/studio



TOTAL FLOOR AREA: 1986 sq.ft. (184.5 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 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		
(69-80) C		
(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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