



CLIVEPEARCE
Now you're moving

2 Bedrooms

Coachhouse

Asking Price

£310,000

Located in

Truro



www.clivepearceproperty.com



Old Tannery Lane

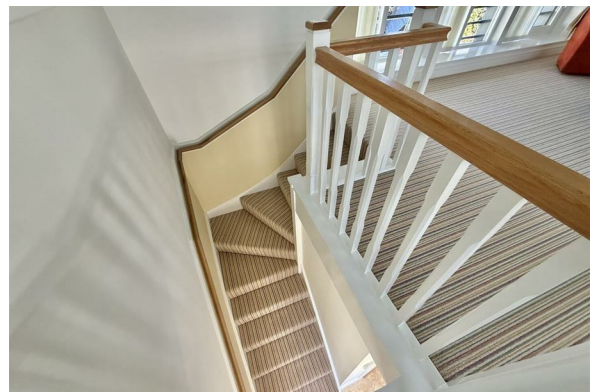
Truro | | TR2 4PZ



A beautifully converted two bedroom, bespoke Grade II Listed barn conversion completed in 2015 and located within a desirable and sought after development in the popular village of Grampound

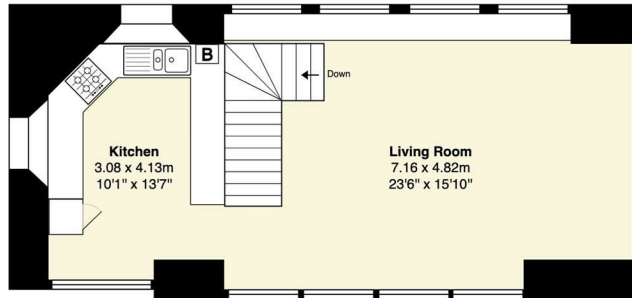
Old Tannery Lane

£310,000 Freehold

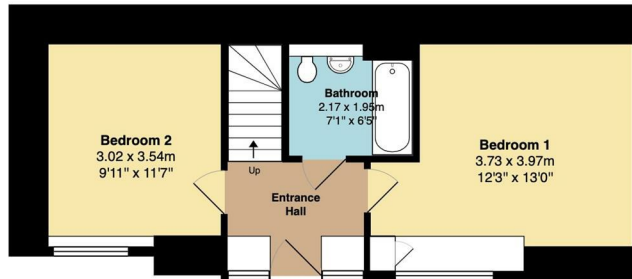


- Skilfully converted and bespoke Grade II Listed barn conversion
- Open plan living with feature "A" framed ceiling
- Two double bedrooms
- Gas central heating and double glazing
- No onward chain
- Grade two listed
- Attractive fitted kitchen with breakfast bar
- Re fitted bathroom suite
- Two allocated parking spaces

1st Floor
Area (approx): 45.3 m² ... 487 ft²



Ground Floor
Area (approx): 38.0 m² ... 409 ft²



Total Area: 83.3 m² ... 896 ft²

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 B

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			88
(69-80) C		77	
(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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