



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£350,000

Located in

Truro



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



# Prasow Pyski

Truro | | TR3 6FR



A well presented three bedroom semi detached house (built 2016) with larger than expected sunny rear garden, attractively landscaped with patio, lawn, pond and workshop. Ample block paved driveway parking and located in popular Playing Place, a short walk from convenience shops, buses & Kea Primary School.

# Prasow Pyski

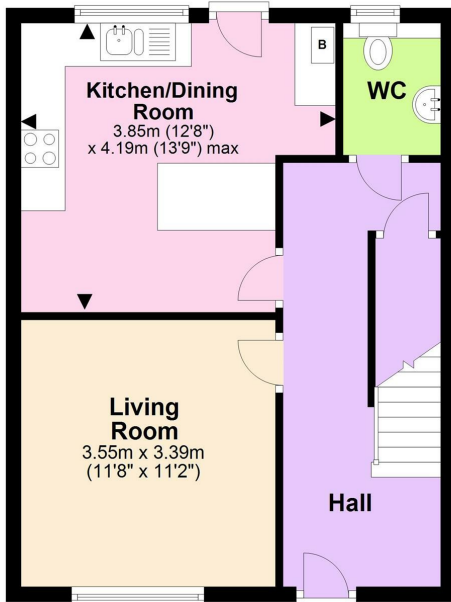
£350,000 Freehold



- Three bedrooms
- Large sunny rear garden
- Potential to extend subject to consent
- Built 2016
- Useful outbuilding / workshop with light / power
- Excellent village location
- Plentiful driveway parking and potential for more if needed
- UPVC double glazing & mains gas central heating
- Well presented home

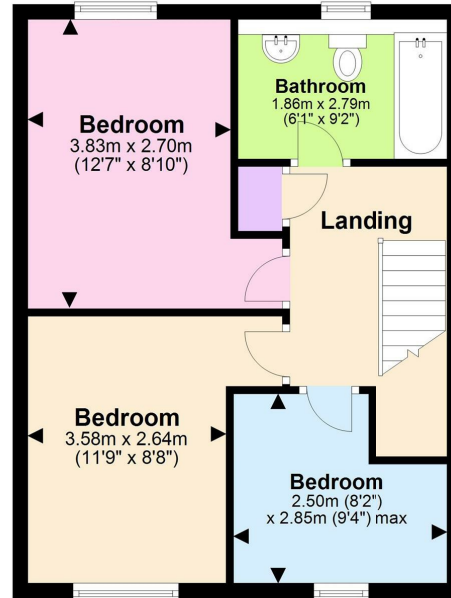
### Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



### First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.

## Council Tax Band C

## 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>		100
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com