



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Semi-Detached

Guide Price

£650,000

Located in

Truro



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



# Tregolls Road

Truro | Cornwall | TR1 1LA



An impressive FOUR/FIVE BEDROOM, FOUR RECEPTION ROOM period home with ample parking and a DETACHED COACH HOUSE with PLANNING CONSENT to convert. A stunning home which still has plenty of potential to develop further. Character features blended with modern luxury. NO CHAIN.

# Tregolls Road

£650,000 Freehold



- FIVE BEDROOMS & FOUR RECEPTION ROOMS
- Many character features combined with modern upgrades
- Detached coach house to rear with consent to convert to annexe
- Off road parking to front for numerous vehicles
- Contemporary fitted kitchen/breakfast room
- Double glazing and gas central heating
- Updated shower room and bathroom
- Planning consent for en-suite
- Fully cat 6 networked for home working
- Excellent network



Total area: approx. 210.5 sq. metres (2265.8 sq. feet)

## Council Tax Band E

### 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>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		50	
(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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