



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Offers Over

**£380,000**

Located in

**Truro**



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# Blackberry Way

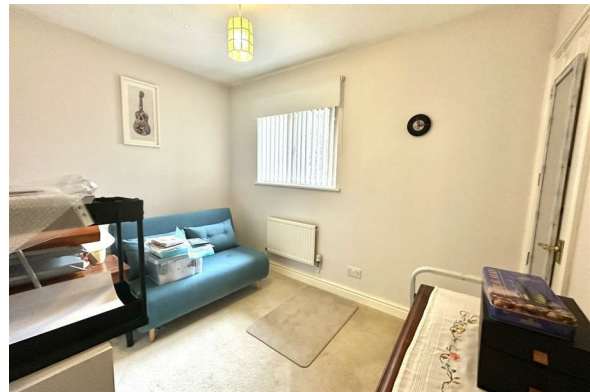
Truro | | TR1 1QX



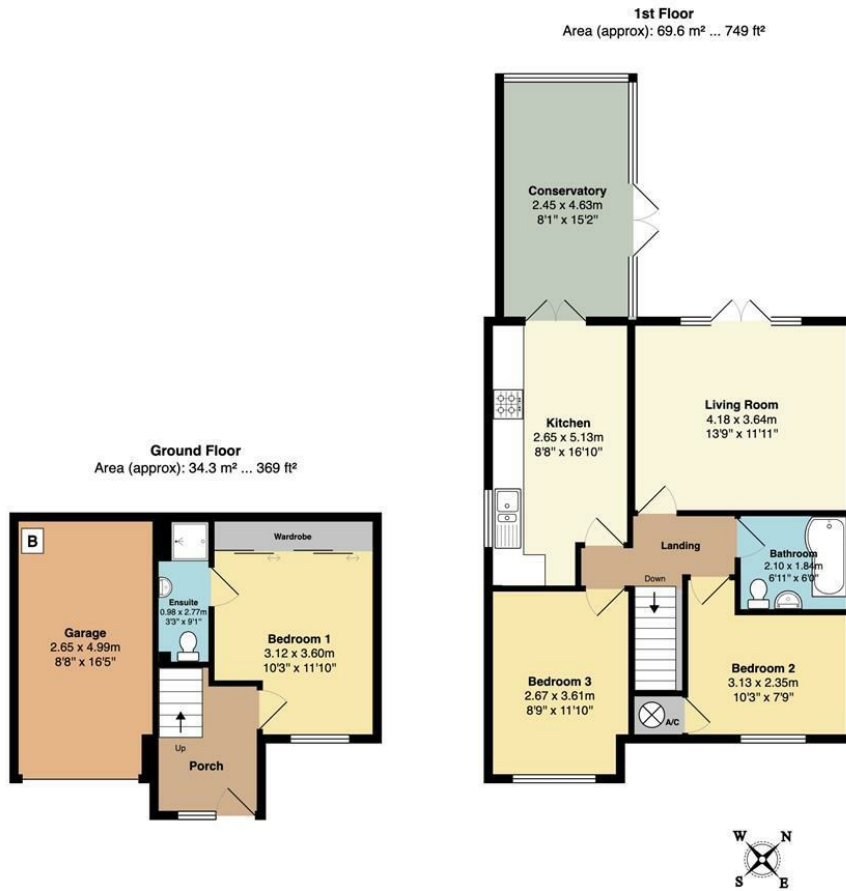
In a sought after residential area of the city within easy reach of good schools, Waitrose and the city centre this three bedroom detached home has generous gardens, driveway parking and a garage.

# Blackberry Way

£380,000 Freehold



- Three bedrooms (main en-suite)
- Large conservatory with doors to garden
- Integral garage and ample driveway parking
- Two reception rooms
- Ideal for nature walks
- Spacious kitchen with integrated appliances
- Generous rear garden
- Detached house in Truro
- Near Waitrose and city centre



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

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