



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£525,000

Located in

Truro



www.clivepearceproperty.com



College Way

Truro | | TR1 3RX



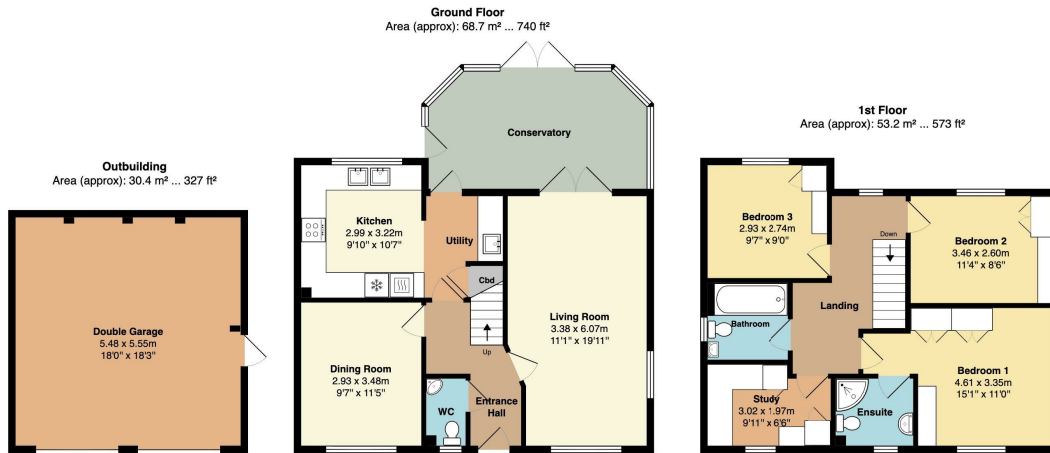
An executive four bedroom detached family home with two receptions, two bathrooms, stunning bespoke conservatory and sunny south facing garden on an elevated plot with off road parking and double garage, all within close proximity of Treliske hospital, the college and city centre.

College Way

£525,000 Freehold



- Executive four bedroom home
- Nearby hospital, college, retail park and golf course
- Driveway and double garage
- Sunny rear gardens
- Elevated position with views
- Master ensuite and family bathroom
- Two receptions and stunning conservatory
- Beautifully presented throughout
- Quiet location close to green space
- Regular bus route into city centre



Total Area: 152.4 m² ... 1640 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 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (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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