



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

**£595,000**

Located in

**Truro**



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



# Pelean Cross

Truro | | TR3 7NE



An architecturally designed four double bedroom detached home with integral garage and modern electric heating. Positioned within an exclusive development of just five individually crafted properties.

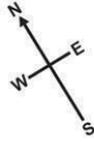
# Pelean Cross

£595,000 Freehold



- Impeccably presented detached four bedroom family home
- Architecturally designed with beautiful stonework
- Welcoming entrance reception and visitors cloakroom/wc
- Exceptionally spacious and beautifully appointed living room and kitchen
- Large principal bedroom with superlative en-suite
- Three further double bedrooms and family bathroom
- Brick paved driveway with parking for a number of vehicles
- Integral garage
- Air source modern heating, (underfloor ground floor and radiator first floor)

Approximate Area = 1669 sq ft / 155. sq m  
 Garage = 249 sq ft / 23.1 sq m  
 Total = 1918 sq ft / 178.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

## 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>		<b>95</b>
(81-91) <b>B</b>	<b>88</b>	
(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	

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