



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Cottage - Terraced

Offers In The Region Of

**£360,000**

Located in

**Carnon Downs**



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



# Old Carnon Hill

Carnon Downs | Cornwall | TR3 6LF



A charming two double bedroom, three reception, middle terrace character cottage with delightful sunny front and rear gardens, gated driveway parking, garage with electric door and plenty of future potential including the possibility to extend (subject to any necessary consent).

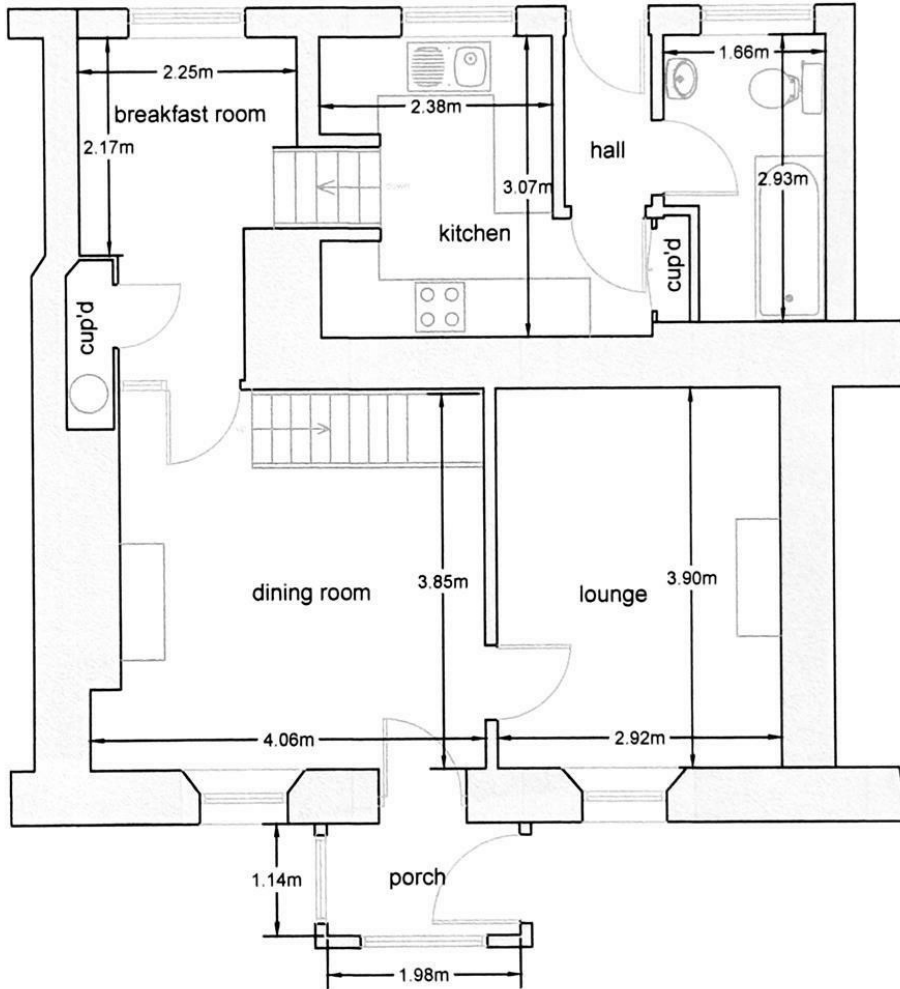
Fantastic edge of village location and handy for access to The Bissoe Trail.

# Old Carnon Hill

£360,000 Freehold



- Character cottage
- Sunny front and rear gardens
- Garage with electric door
- Excellent location between the village and the Bissoe Trail
- Double glazing
- Two double bedrooms
- Driveway parking
- Potential to extend (subject to consent)
- Mains gas central heating



## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(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



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com