



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£625,000

Located in

Truro



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



# Cornelius Drive

Truro | Cornwall | TR1 1GU



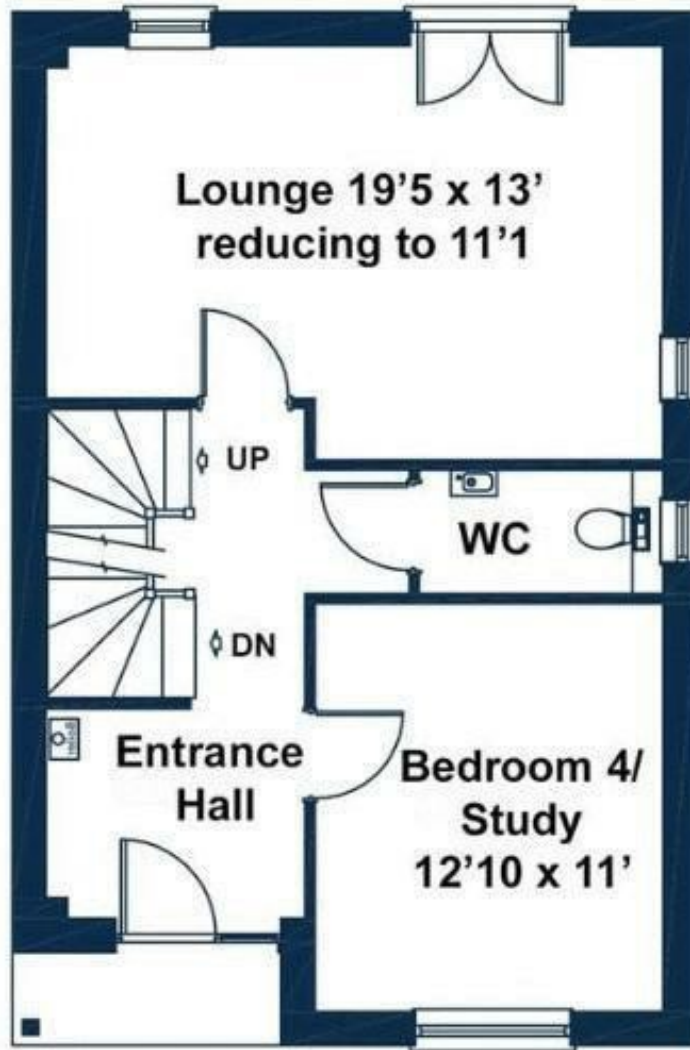
An exceptionally well designed and immaculately presented four bedroom detached family house with spacious accommodation arranged over three floors. This quality contemporary home is tucked away in a desirable small development constructed by a highly respected local builder. Driveway parking with EV charging. Sunny south facing garden. Walkable to good schools, the city centre and Waitrose.

# Cornelius Drive

£625,000 Freehold



- Contemporary family house
- Respected local builder
- High specification interior
- Sunny south facing garden
- Convenient city location
- Four bedrooms
- Desirable tucked away development
- Excellent decorative presentation
- Driveway parking with EV charging
- Garage-sized flexible store room with potential



## Council Tax Band F

## 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>93</b>
(81-91) <b>B</b>	<b>85</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	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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