



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Price Guide

£895,000

Located in

Truro



www.clivepearceproperty.com



Penpol

Truro | Cornwall | TR3 6NN



Is this the best waterside view in Cornwall? Nestled between the two pretty villages of Devoran and Feock, on a quiet country lane, lies Tregunna, a four bedroom modern residence with double garage, a very special home with panoramic waterside views from its wrap around balcony. As the front of the house overlooks the picturesque Penpol Creek, you really do feel that you're in the heart of Cornwall, seeing it at its best.

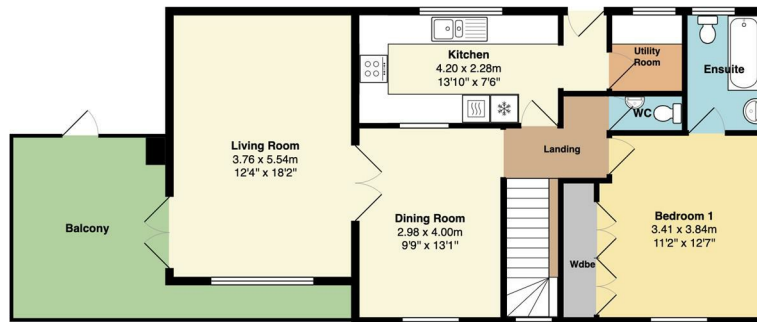
Penpol

£895,000 Freehold

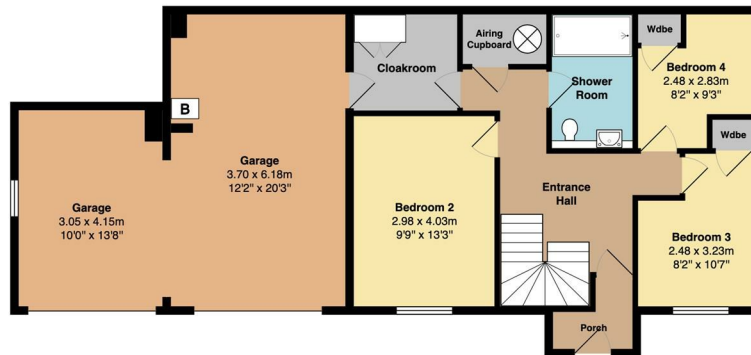


- Truly stunning creekside residence
- Re fitted wet rooms and boot/pet room
- Large living room and "wrap around" balcony
- Panoramic water views over creek
- Particularly highly regarded address between Truro and Falmouth
- Four bedrooms with ensuite shower room
- Fully fitted kitchen with water view through dining room
- Extension created a large integral double garage
- Impeccable presentation and maintained to a high level

Upper Ground Floor
Area (approx): 76.1 m² ... 819 ft²



Lower Ground Floor
Area (approx): 91.5 m² ... 985 ft²



Total Area: 167.6 m² ... 1804 ft² (excluding balcony)

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 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) A		
(81-91) B		
(69-80) C		
(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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