



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£425,000

Located in

Truro



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



# Park An Gwarry

Truro | Cornwall | TR3 6XB



A beautifully maintained and presented three bedroom detached bungalow located in an attractive cul-de-sac, a short and relatively easy walk from the village centre. Attractive low maintenance front and rear gardens, superb conservatory and ample block paved driveway parking plus garage. NO ONWARD CHAIN. UPVC double glazing and mains gas central heating.



# Park An Gwarry

£425,000 Freehold



- Three bedroom bungalow
- Large double glazed conservatory
- Low maintenance front and rear gardens
- Garage
- Mains gas central heating
- NO ONWARD CHAIN
- En-suite wet room to bedroom one
- Ample block paved driveway parking
- Convenient village location
- UPVC double glazing

GROUND FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.  
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.  
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## 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>                          |         |                         |
| (81-91) <b>B</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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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