



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Price Guide

£535,000

Located in

Truro



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



# Bodmin Road

Truro | Cornwall | TR1 1BG



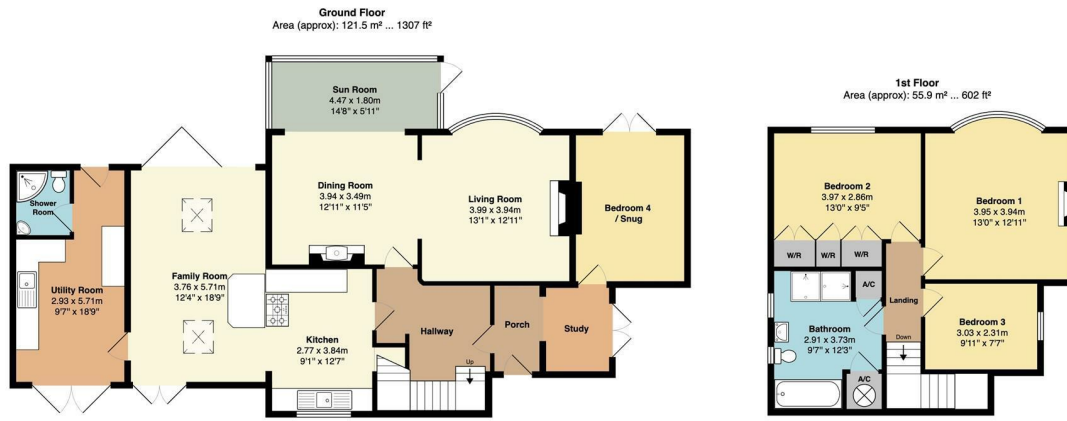
Situated in a superb location close to the city centre and Archbishop Benson school, this outstanding and detached four bedroom city residence offers commodious and versatile accommodation along with stunning and substantial gardens.

# Bodmin Road

£535,000 Freehold



- Stunning detached family home
- Four bedrooms and two receptions
- Living room, sitting room and snug/fourth bedroom all overlooking the gardens
- Gas central heating
- Walk down to the city's shops and Archbishop Benson School just around the corner
- Substantial and versatile accommodation
- "Dayroom" Kitchen with "English Rose" quality aluminium kitchen units and bifold doors to garden
- Lifestyle garage with shower room to rear
- Envious gardens with substantial lawn being both child and pet friendly



Total Area: 177.4 m<sup>2</sup> ... 1909 ft<sup>2</sup>

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 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>		69	78
(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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