



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£550,000

Located in

Truro



www.clivepearceproperty.com



Riviera Estate

Truro | | TR1 1SR



A substantial & flexible three bedroom semi-detached family house with spectacular and panoramic far reaching views of the estuary and woodland countryside beyond. Sought after creekside village location with numerous nearby riverside and woodland walks, landscaped gardens with sun terrace, garage and off street parking space.

Riviera Estate

£550,000 Freehold



- Envious and quite stunning creekside location
- Elevated and panoramic waterside aspect
- Three bedroomed accommodation
- Living room with bay window
- Fitted kitchen and utility suites
- Family bathroom and ground floor shower room
- Electric radiator heating and double glazing
- Garage and further parking space
- Tiered front garden and lawn garden to rear



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 D

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 | | | 64 |
| (39-54) E | | 39 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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