



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£230,000

Located in

Truro



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



# Carew Pole Close

Truro | | TR1 1QZ



Offered with no onward chain, this three bedroom end of terrace home is situated in a lovely part of Truro close to the tidal estuary.

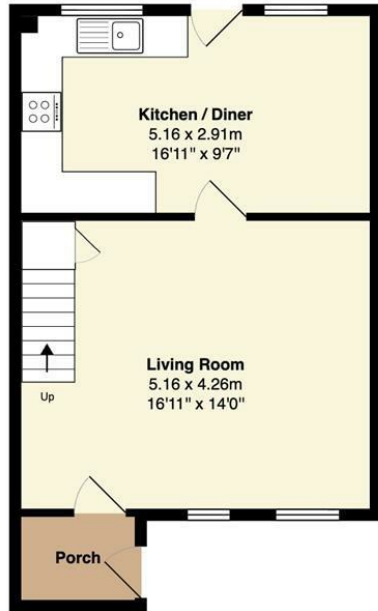
# Carew Pole Close

£230,000 Freehold

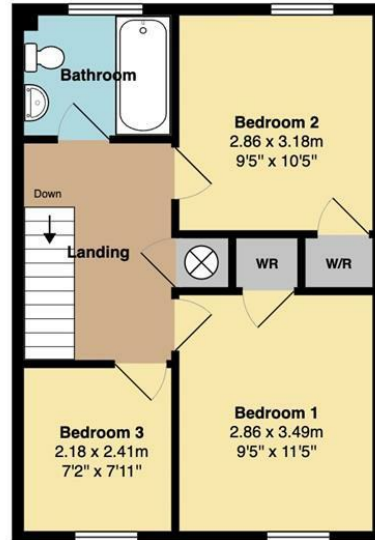


- Spacious three bedroom family home
- Large living room
- Double glazing and electric heating
- Level walk to popular park and Truro citys shops
- NO ONWARD CHAIN
- Kitchen/Dining room
- Located in cul de sac just off Truro river
- Front and rear gardens

**Ground Floor**  
Area (approx): 39.9 m<sup>2</sup> ... 429 ft<sup>2</sup>



**1st Floor**  
Area (approx): 39.4 m<sup>2</sup> ... 424 ft<sup>2</sup>



**Total Area: 79.3 m<sup>2</sup> ... 853 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 B

## 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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TR1 2LS



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