



CLIVEPEARCE
Now you're moving

3 Bedrooms

House - End Terrace

Price Guide

£325,000

Located in

Truro



www.clivepearceproperty.com



South Road

Truro | | TR3 7AD



Full of Cornish character, this delightful three bedroom cottage with two bathrooms, has been thoughtfully updated. Fabulous period features include the granite fireplace with log burner and the fabulous open plan kitchen/dining room. Enclosed gardens.

South Road

£325,000 Freehold



- Three good sized bedrooms
- Study
- Living room with woodburner
- Small enclosed rear garden
- Open plan kitchen/dining room
- One bedroom with en-suite
- Superb village location



Council Tax Band C

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		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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