



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£375,000

Located in

Truro



www.clivepearceproperty.com



Polsue Way

Truro | | TR2 4BE



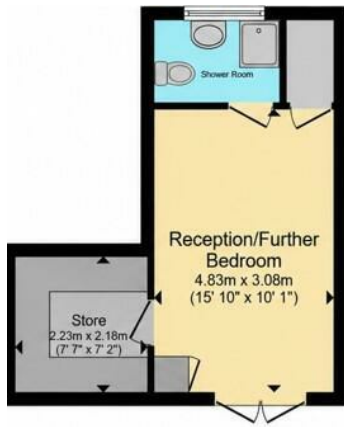
A versatile and spacious three bedroom detached property with potential annexe to the lower ground floor. Situated in an enviable elevated position with stunning far reaching countryside views. Located in the ever popular village of Tresillian.

Polsue Way

£375,000 Freehold



- Spacious detached split level home
- Three bedroom accommodation and potential for four
- Living room with elevated views
- Separate utility
- Beautiful established gardens, sun deck with river views
- Stunning panoramic views including the Tresillian river
- Potential separate annexe
- Fitted kitchen with integrated appliances
- Gas central heating and double glazing
- Garage and driveway parking



Lower Ground Floor



Ground Floor

total floor area 107.3 m² (1,155 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No guarantees are made, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party

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		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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