



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Bungalow - Detached

Asking Price

£750,000

Located in

Truro



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



# Nampara Way

Truro | Cornwall | TR1 1NU



A spacious (over 2000 sq ft) four double bedroom, three reception detached bungalow standing in an exceptional level garden plot with driveway parking and integral garage. An abundance of future potential with plenty of space to extend if required (subject to planning consent) and there is lapsed planning to further develop PA21/08830. Mains gas central heating and UPVC double glazing. Excellent city location within walking distance of good schools, the city centre, convenience shop, The Farnyard Market and countryside / river walks.

# Nampara Way

£750,000 Freehold



- 4 / 5 double bedroom detached bungalow
- Large level garden plot with potential
- Recently refitted contemporary kitchen
- Large conservatory / utility
- Mains gas central heating
- Desirable convenient address
- Integral garage and driveway parking
- Refitted bathroom and shower room
- Far reaching city views
- UPVC double glazing

**Ground Floor**  
Area (approx): 202.4 m<sup>2</sup> ... 2179 ft<sup>2</sup>



Total Area: 202.4 m<sup>2</sup> ... 2179 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>                            | 71                         | 77        |
| (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<br>2002/91/EC |           |

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TR1 2LS



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