



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£360,000

Located in

Truro



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



# Westmoor Crescent

Truro | Cornwall | TR3 7JU



A spacious three bedroom semi detached home in the heart of the village with generous front and rear gardens. Good sized living space with lounge, dining room and kitchen.

# Westmoor Crescent

£360,000 Freehold



- Three bedroom village home
- Living room with log burner and doors to the garden
- Kitchen and separate utility room
- Family bathroom with white suite
- Excellent location
- Good sized front and rear gardens
- Dining room
- Guest cloakroom/WC
- Gas central heating

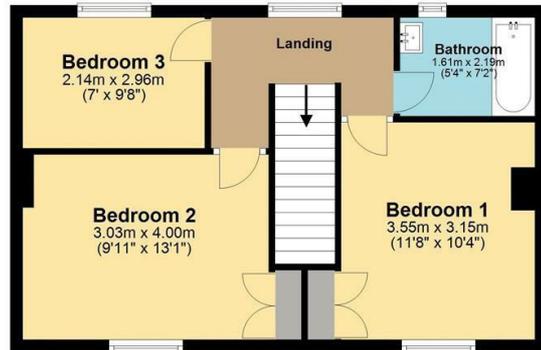
### Ground Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



### First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

All floor plan dimensions are approximate and provided for illustrative purposes only. While every effort is made to ensure accuracy, measurements may vary, and no guarantee is given regarding their precision. Prospective buyers or tenants should verify all dimensions independently before making any decisions.  
Plan produced using PlanUp.

## 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
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>72</b>	
(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 2002/91/EC		

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