



CLIVEPEARCE
Now you're moving

3 Bedrooms
House - Terraced
Located in Truro
£350,000



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www.clivepearceproperty.com

01872 272622



Goonlaze Stithians

Truro | | TR3 7AP



A beautifully renovated three-bedroom cottage with exceptional gardens and modern energy efficiency.

This totally stunning and extended three bedroom terraced cottage offers a lovely mix of both period and modern features with a wonderful feel of light and space inside. French doors from the kitchen lead to the private and enclosed generous gardens. Air source heat pump, underfloor heating and solar panels.

Goonlaze

£350,000 Freehold

- Stunning and totally refurbished three bedroom cottage
- Air source heat pump, underfloor heating and solar panels
- Spacious and cosy living room with wood burning stove
- Driveway parking

- Light and bright decor with stunning wood style flooring
- New ground floor cloakroom, kitchen and four piece bathroom suite
- Great gardens to both front and rear
- Lovely hamlet with Stithians reservoir and wonderful dog walks on your doorstep



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



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