



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£695,000

Located in

Perranwell Station



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



# West Park

Perranwell Station | | TR3 7PZ



At the very end of the cul de sac, this large detached bungalow is set in substantial and mature garden with ample driveway parking, garage and elevated views over the garden and village.

# West Park

£695,000 Freehold



- Substantial detached bungalow
- Unusually large driveway area plus garage
- Living room, Dining room and sun room
- Elevated outlook over garden and village
- Located in highly regarded village
- Large and attractive mature gardens
- Three bedrooms
- Lovely conservatory looking down the gardens
- Double glazing and gas central heating

**Ground Floor**  
Area (approx): 150.3 m<sup>2</sup> ... 1618 ft<sup>2</sup>



Total Area: 150.3 m<sup>2</sup> ... 1618 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>		
(55-68) <b>D</b>	<b>62</b>	<b>71</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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Truro

Cornwall

TR1 2LS



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