



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Semi-Detached

Asking Price

£450,000

Located in

Truro



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# Kenwyn Heights

Truro | Cornwall | TR4 9FQ



An extremely well presented four bedroom (two en-suite) semi detached quality modern home constructed in 2018 with a high specification interior, impressive landscaped sunny garden, single garage and off street block paved parking. Balance of the 10 year NHBC build warranty remaining.

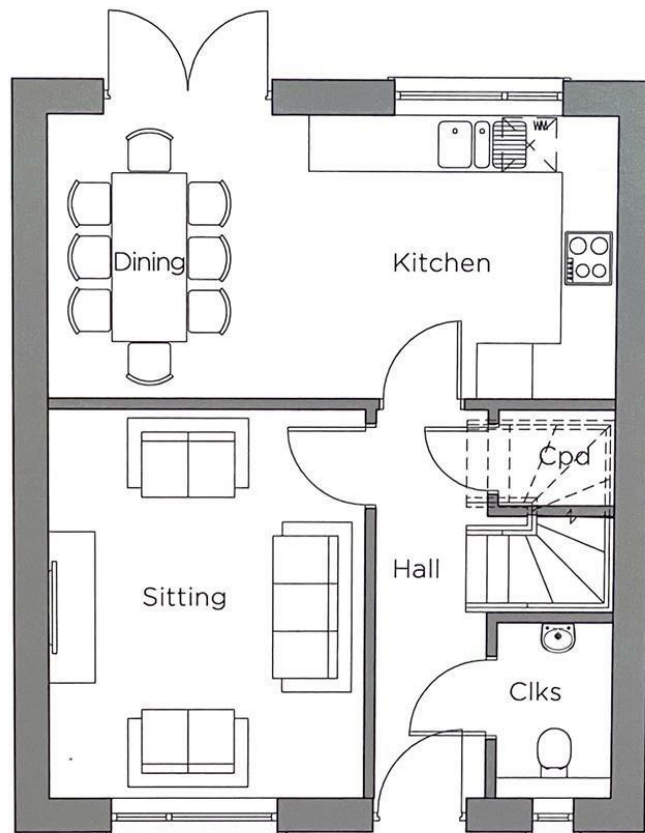
# Kenwyn Heights

£450,000 Freehold



- Four bedroom home
- Impressive interior specification
- Beautiful landscaped sunny garden
- Single garage
- Gas central heating with Hive controls
- Two en-suite bedrooms
- Quality built-in appliances
- Plenty of off street parking
- Balance of NHBC build warranty
- Excellent village location between Truro and the A30





## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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