



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£600,000

Located in

Truro



www.clivepearceproperty.com



Comprigney Hill

Truro | Cornwall | TR1 3EE



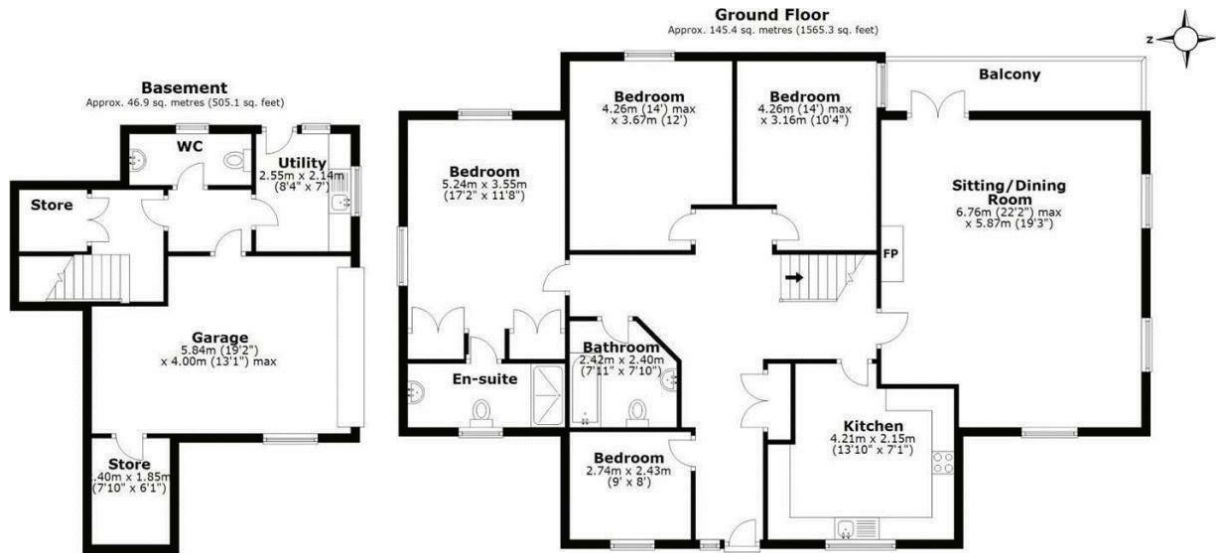
In a highly sought after part of the city, this thoughtfully designed VERSATILE FOUR BEDROOM detached home offers superb space both inside and out. Main bedroom en-suite. open plan LIVING space with vaulted ceiling and balcony. Fantastic views, driveway parking and double garage. NO CHAIN.

Comprigney Hill

£600,000 Freehold



- Individual FOUR BEDROOM detached home
- Over 2000 sq.ft.
- Superb open plan living/dining room with balcony
- Gardens with shed and greenhouse
- Annexe potential (subject to planning)
- PRIME location in KENWYN
- Main bedroom en-suite
- Fitted kitchen with granite worktops
- Driveway and double garage
- Flexible space



Total area: approx. 192.3 sq. metres (2070.3 sq. feet)

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 illustration purposes only and should be used as such.
Plan rendered using Bluewin

Council Tax Band G

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	75	82
(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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