



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£550,000

Located in

Truro



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# Riviera Estate

Truro | | TR1 1SR



Substantial 3 bed roomed semi-detached, older style family home, named after two rivers joining just in front of the property, thus providing incredible and panoramic river views and over the countryside beyond. Sought after creekside village, garage with a additional side parking space.

# Riviera Estate

£550,000 Freehold



- Enviably and quite stunning creekside location
- Three bedroomed accommodation
- Fitted kitchen and utility suites
- Electric radiator heating and double glazing
- Tiered front garden and lawn garden to rear
- Elevated and panoramic waterside aspect
- Living room with bay window
- Family bathroom and ground floor shower room
- Garage and further parking space



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 errors, 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 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>		64
(39-54) <b>E</b>	39	
(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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