



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£385,000

Located in

Truro



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# Gwarak An Warak

Truro | | TR1 2FP



A spacious and very well presented three bedroom detached house with through living room, fitted kitchen/day room, garage, off street parking and large enclosed, sunny garden. Great location close to the city and lovely rural walks.

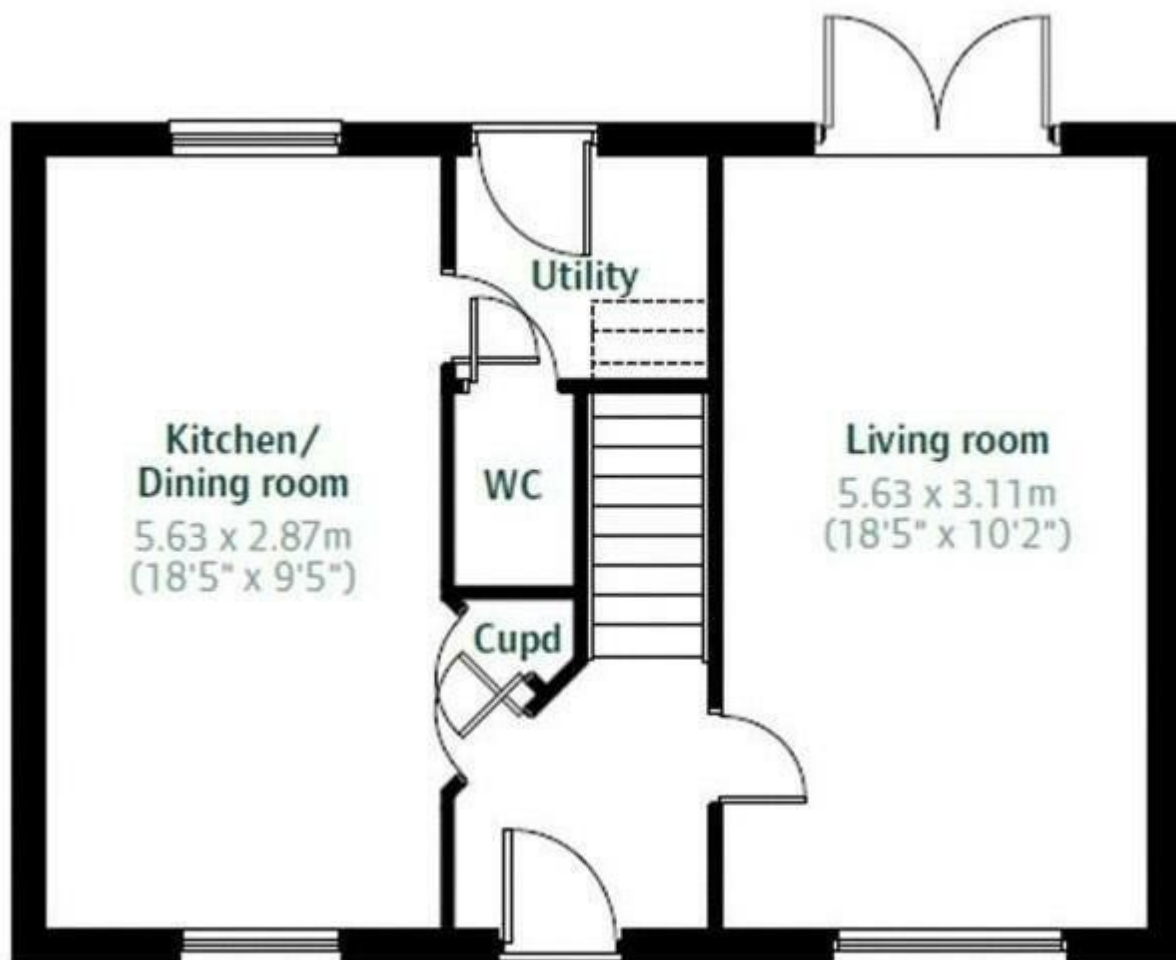


# Gwarak An Warak

£385,000 Freehold



- Beautifully presented detached family home
- Part of well designed and conveniently located development
- Gas central heating and double glazing
- Spacious and sunny rear gardens
- Three bedrooms, (main ensuite)
- Day room fitted kitchen with integrated appliances
- Garage and Driveway
- Planning approved for two storey extension



## 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</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		
England & Wales	EU Directive 2002/91/EC	

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