



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£710,000

Located in

Truro



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



# Bodmin Road

Truro | Cornwall | TR1 1RA



A beautifully upgraded four bedroom plus study detached family house with exceptional views and fantastic landscaped gardens. Highly sought after city location close to Archbishop Benson Primary School, and ample off street driveway parking plus garage.

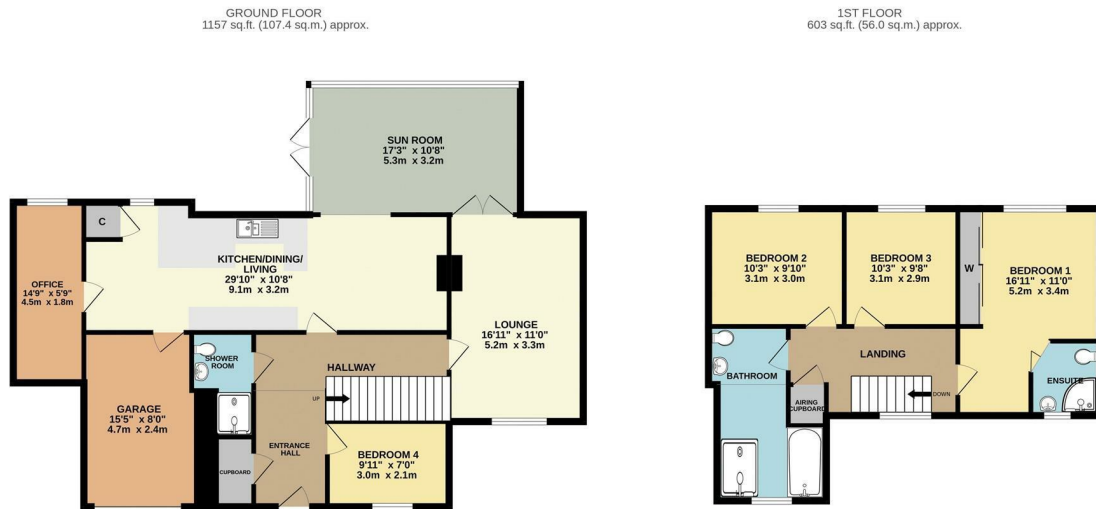


# Bodmin Road

£710,000 Freehold



- Four bedrooms plus study
- Large sunny landscaped garden
- Stylish refitted kitchen
- Integral garage and driveway parking
- Fantastic city location
- Detached family house (over 1700 sq ft)
- Exceptional rural views
- Open plan kitchen / dining / day room
- Mains gas central heating and double glazing
- Near Archbishop Benson Primary School



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

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.

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## 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>	73	81
(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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TR1 2LS



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