



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms  
House - Terraced  
Located in Truro  
**£575,000**



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# Park Terrace Malpas

Truro | | TR1 1SW



A gorgeous three bedroom double fronted Victorian character home with exceptional river views and beautiful hillside gardens. Sympathetically improved by the present owner, the interior is spacious with a bespoke kitchen which flows into the dining room. The living room is cosy and both the ensuite and family bathroom have been tastefully re fitted with a beautiful choice of tiles. Excellent riverside village location close to Truro with the popular Heron Pub a short walk away

# Park Terrace

£575,000 Freehold

- Attractive Victorian three bedroom home
- Bespoke kitchen with timber work surfaces
- Fabulous living space with cosy living room and day room kitchen/diner
- Hillside garden with timber deck and river view
- Highly regarded waterside village yet very convenient for the city
- Breathtaking river views
- Many improvements including recent re-roofing
- Stunning south facing terrace with elevated river views
- Modern electric heating system



**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) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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