



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Coachhouse

Asking Price

£315,000

Located in

Truro



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



# Truthan View

Truro | | TR4 9AS



An extended and remodelled four bedroom detached coach house with refitted kitchen and wet room, enclosed garden with patio and workshop / store shed and integral single garage. Excellent village location within easy reach of Truro city and the main A30.

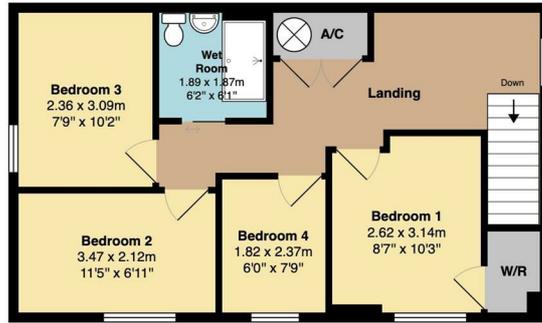
# Truthan View

£315,000 Freehold

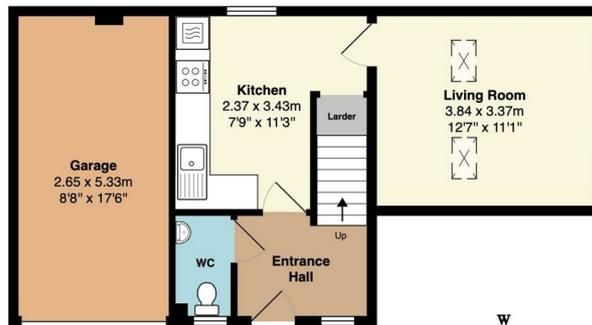


- Four bedroom detached coach house
- Integral garage
- Wet room / shower room
- Storage shed / workshop
- Convenient village location
- Extended
- Refitted kitchen
- Sunny enclosed garden
- Electric heating and double glazing

**1st Floor**  
Area (approx): 49.0 m<sup>2</sup> ... 527 ft<sup>2</sup>



**Ground Floor**  
Area (approx): 46.3 m<sup>2</sup> ... 498 ft<sup>2</sup>



**Total Area: 95.3 m<sup>2</sup> ... 1025 ft<sup>2</sup>**

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.

## 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(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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