



CLIVEPEARCE
Now you're moving

4 Bedrooms
House - Detached
Located in Truro
£549,950



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Daniell Road

Truro | | TR1 2DA



A substantial and detached Edwardian residence found in a particularly sought after city address with four bedrooms, three receptions, garage, driveway and lovely established gardens.

Daniell Road

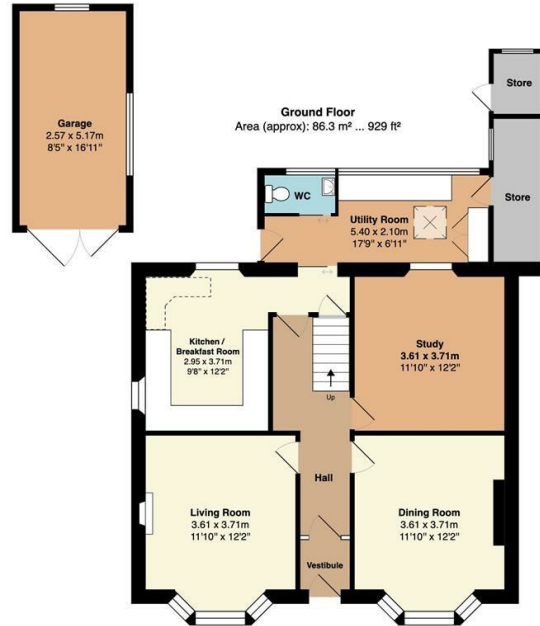
£549,950 Freehold



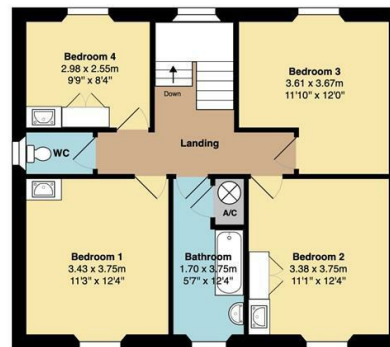
- Fine and detached Edwardian city residence
- Impressive reception hall and vestibule with original mosaic tiling under carpet
- First floor family bathroom and separate wc
- Gas central heating, (new Worcester boiler last year)
- Large, level and established gardens with outhouse, summerhouse and potting shed
- Four double bedrooms and three large reception rooms
- NO ONWARD CHAIN
- Positive ventilation system and owned solar panels with feed in tariff
- Garage and long driveway to front and further hard standing for caravan etc to rear
- Kitchen, utility and ground floor wc



Outbuilding
Area (approx): 13.3 m² ... 143 ft²



1st Floor
Area (approx): 65.9 m² ... 709 ft²



Total Area: 165.4 m² ... 1781 ft²

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: 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		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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