



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£345,000

Located in

Truro



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# Dobbs Lane

Truro | | TR1 3HG



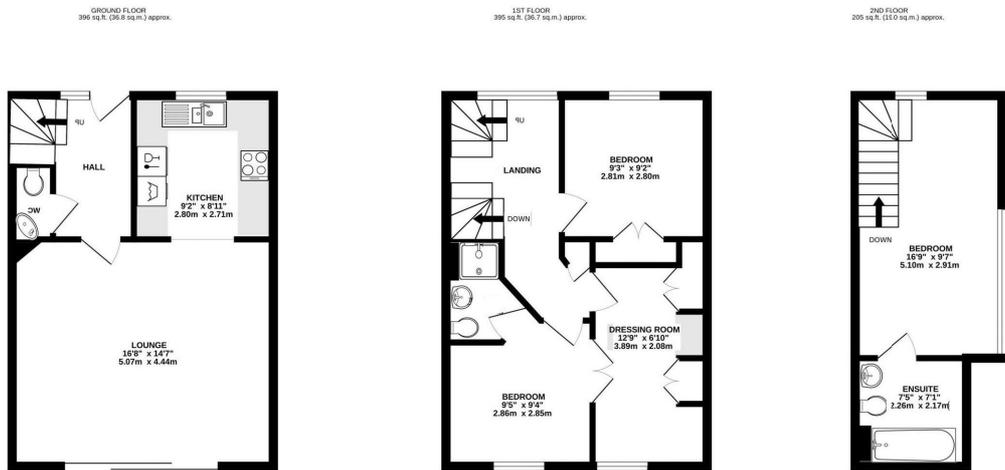
A stylish and flexible modern three bedroom semi detached house with landscaped front and rear gardens and allocated off street parking spaces for two vehicles located within walking distance of the city centre, Truro train station, Bosvigo & St Mary's primary schools and a choice of supermarkets.

# Dobbs Lane

£345,000 Freehold



- Flexible modern house
- Excellent city location
- Front and rear gardens
- Primary bedroom with en-suite & dressing room
- Double glazing
- Three bedroom accommodation
- Allocated parking for two vehicles
- Ground floor WC
- Mains gas central heating



TOTAL FLOOR AREA : 995 sq.ft. (92.5 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 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>87</b>
(69-80) <b>C</b>		<b>76</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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