



CLIVEPEARCE
Now you're moving

3 Bedrooms

Cottage - Semi Detached

Asking Price

£360,000

Located in

Truro



www.clivepearceproperty.com



Chapel Hill

Truro | | TR3 7ET



A delightful granite, semi detached, three bedroom character cottage located in the heart of the village, "tucked away" , and enjoying beautiful and far reaching views

Chapel Hill

£360,000 Freehold



- Stunning granite fronted three bedroom cottage
- Separate Dining room
- Attractive family bathroom
- Village and rural views
- Living room with wood burning stove and gorgeous fireplace
- Fitted kitchen
- Double glazing and oil central heating
- NO ONWARD CHAIN



1 IVY COTTAGE CHAPEL HILL, PONSANWOODH, TR37ET
TOTAL APPROX. FLOOR AREA 947 SQ FT. (88.0 SQ M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, 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.
(Made with Metshape 6/2019)

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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