



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£430,000

Located in

Truro



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



# Higher Polsue Way

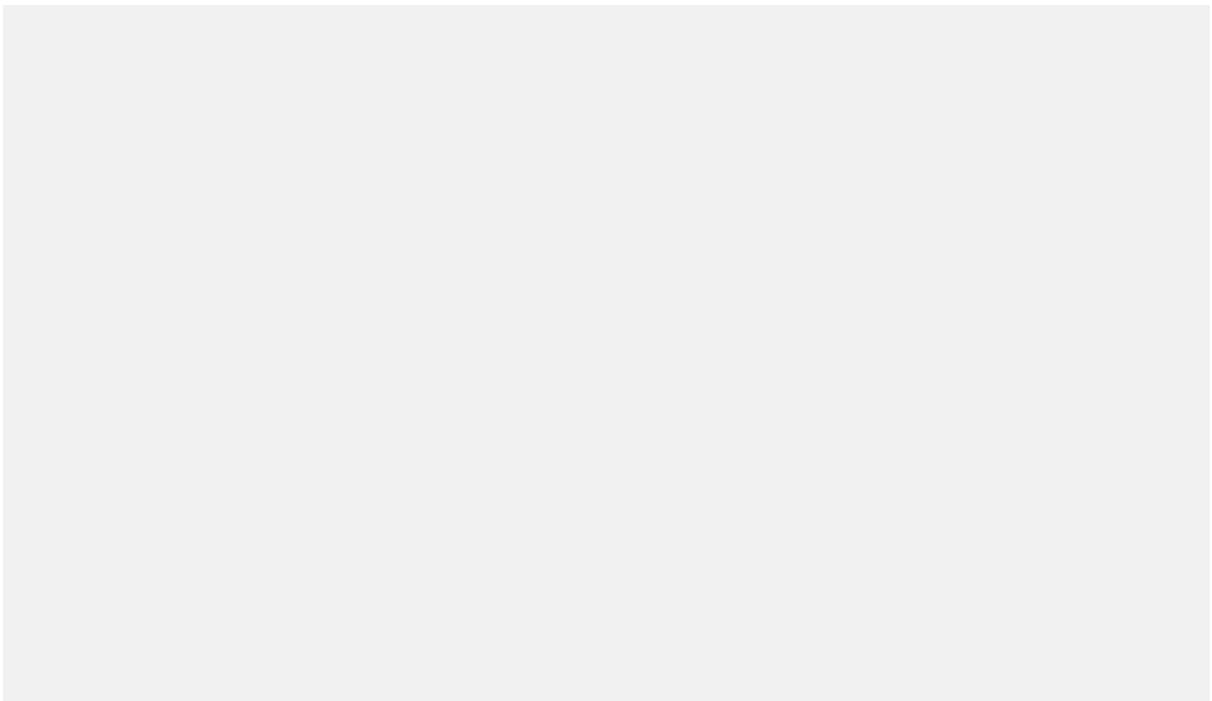
Truro | | TR2 4BG



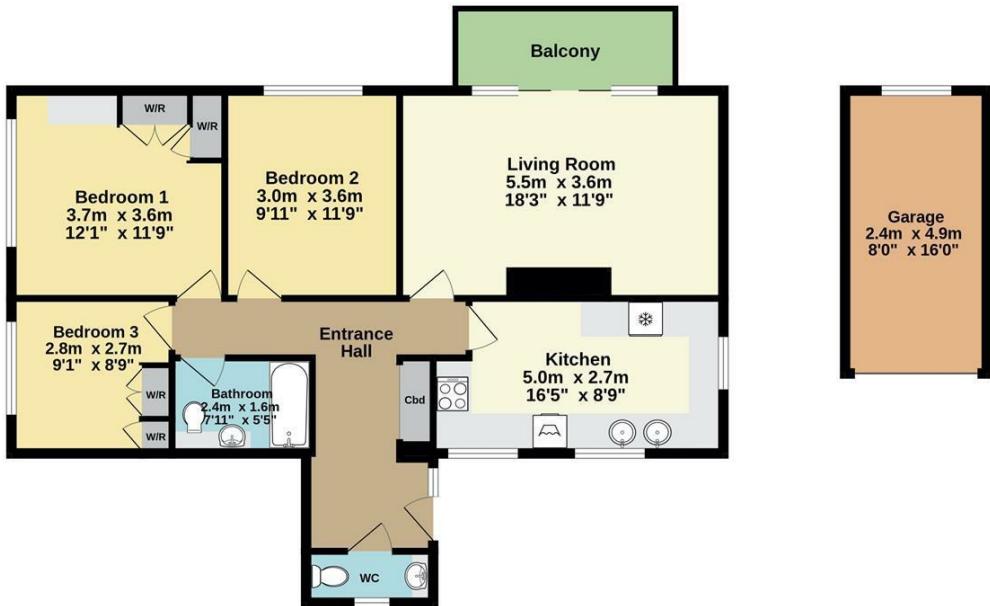
A beautifully presented three bedroom detached bungalow with outstanding river views from Living Room and Balcony, accessed via an attractive brick paved driveway with well tended garden and garage.

# Higher Polsue Way

£430,000 Freehold



Ground Floor  
93.6 sq.m. (1008 sq.ft.) approx.



TOTAL FLOOR AREA: 93.6 sq.m. (1008 sq.ft.) 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 current or efficient operation 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) 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 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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