



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms      Bungalow - Semi Detached

Offers In Excess Of      **£325,000**

Located in      **Truro**



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



# Trewidden Close

Truro | Cornwall | TR1 1LN



The subject of a major modernisation project, this beautifully presented three bedroom bungalow offers open plan living, a view of Truro Cathedral, and an impressively sized garden with large raised sun deck, garage and driveway parking.

# Trewidden Close

£325,000 Freehold



- A superbly presented three bedroom city bungalow
- Open plan living
- Large living area
- Gas central heating and double glazing
- Extensive gardens with large raised sun deck
- Extended and much improved over recent years
- Wonderful fitted kitchen
- Refitted bathroom suite
- Garage and driveway parking
- View towards Truro Cathedral



TOTAL FLOOR AREA: 994 sq.ft. (92.4 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>			
(69-80) <b>C</b>		74	80
(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	

31 Lemon Street  
 Truro  
 Cornwall  
 TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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