



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Cottage - Terraced

Asking Price

**£249,950**

Located in

**Truro**



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





# The Courtyard

Truro | Cornwall | TR4 9AA



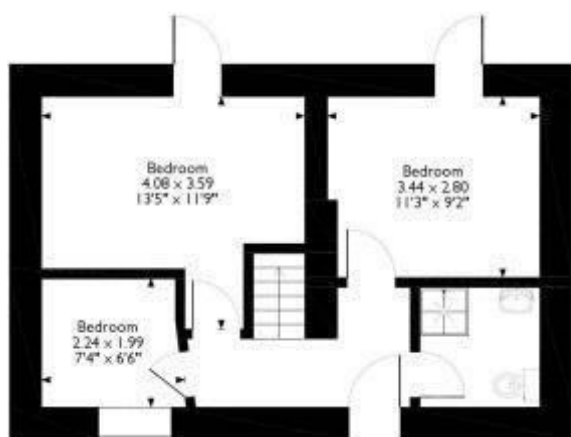
A charming three bedroom character cottage set within an attractive courtyard and delightful communal gardens. Parking and car port. NO CHAIN.

# The Courtyard

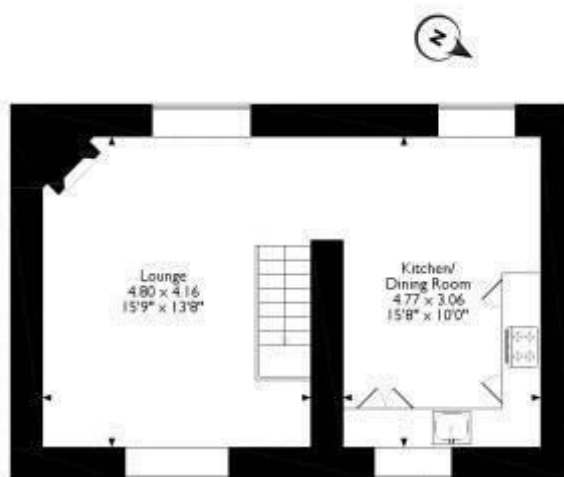
£249,950 Leasehold



- Reverse level living
- Updated shower room
- Open plan kitchen/dining room
- Excellent location on the outskirts of Truro
- Communal Gardens
- Three bedrooms
- Large living room with wood burner
- Electric heating
- Plenty of character & style
- Allocated parking and car port. Visitors parking.



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only.

## 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>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>42</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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