



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£400,000

Located in

Truro



www.clivepearceproperty.com



Carne Meadows

Truro | | TR2 4BQ



A neatly presented four bedroom detached property with large sunny gardens, amazing river views, driveway parking and a garage, conveniently located in popular Tresillian just outside Truro and close to riverside walks. Mains gas central heating and double glazing.

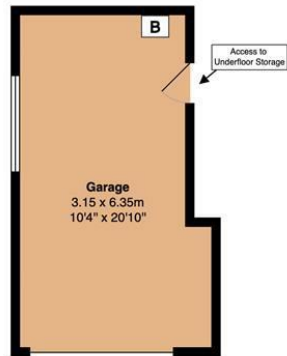
Carne Meadows

£400,000 Freehold

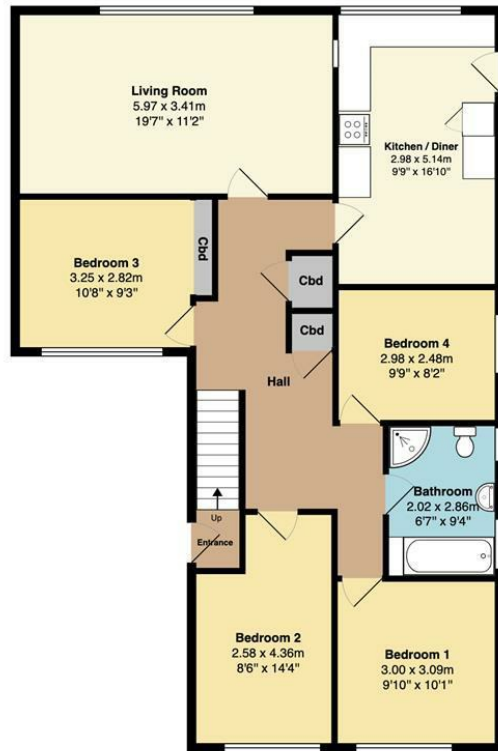


- Four bedrooms
- Large sunny gardens
- Garage and driveway parking
- UPVC double glazing & cavity wall insulation
- Near Truro
- Beautiful river views
- NO ONWARD CHAIN
- Mains gas central heating
- Popular village location

Lower Ground Floor
Area (approx): 21.2 m² ... 228 ft²



Upper Ground Floor
Area (approx): 100.8 m² ... 1085 ft²



Total Area: 121.9 m² ... 1312 ft²

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.

Council Tax Band D

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		84
(69-80) C	74	
(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	

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