



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£825,000

Located in

Truro



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



# Tregolls Road

Truro | | TR1 1LE



A substantial and enviable detached city residence located in an off road, cul-de-sac position with double garage and large driveway. Four double bedrooms, two ensembles and one walk-in wardrobe, three large receptions and a fantastic open plan kitchen with central feature island.

# Tregolls Road

£825,000 Freehold



- Substantial 1930's fine residence
- Fantastic blend of modern and 1930's features
- Three receptions and spacious entrance reception
- Open plan day room kitchen with central island
- Detached double garage and large driveway
- Elegant and spacious accommodation
- Four double bedrooms, (two ensembles and one walk-in dressing room)
- Cloakroom/wc and Utility
- Gas central heating and double glazing



## Council Tax Band G

### 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>			<b>69</b>
(55-68) <b>D</b>	<b>60</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	

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