



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-
Detached

Located in Truro

£375,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Bedruthan Avenue

Truro | | TR1 1RW



Space for family life, a location you'll love and glimpses towards Truro Cathedral.

A spacious and extended four-bedroom semi-detached family home in a sought-after area of Truro, less than a mile from the city centre and conveniently located for all schools. Substantial cellar/gym, driveway parking and garage.

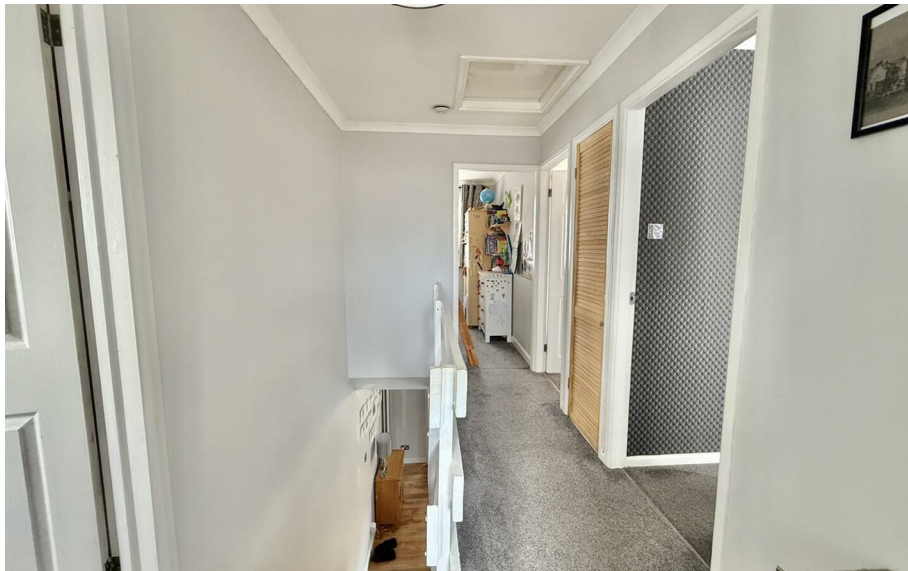
Bedruthan Avenue

£375,000 Freehold



- Extended four bedroom semi detached home
- Spacious and well maintained accommodation
- Living room and separate dining room
- Visitors ground floor Wc
- Useful storage cellar beneath the property with light/power

- Less than a mile to the city centre and all amenities
- With views of the cathedral, (more so in the winter)
- Fitted kitchen with integrated appliances
- Gas central heating system and double glazing
- Gardens to the front and rear, a driveway and garage. Pleasant rear outlook onto the green.



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



CLIVEPEARCE
Now you're moving

31 Lemon Street
Truro
Cornwall
TR1 2LS

01872 272622

hello@clivepearceproperty.com

www.clivepearceproperty.com