



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£425,000

Located in

Truro



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



# Park An Gwarry

Truro | Cornwall | TR3 6XB



A modern detached bungalow with three bedrooms (main en-suite), two conservatories, parking and garage. Delightful enclosed garden. Cul de sac location. NO ONWARD CHAIN.



# Park An Gwarry

£425,000 Freehold



- Three bedrooms (main en-suite)
- Kitchen with integrated oven, hob and extractor
- Conservatory
- Brick paved driveway
- Front and rear gardens
- Living room
- Bathroom with white suite
- Sun room
- Garage with electric roller door
- Gas central heating and double glazing



Total area: approx. 103.6 sq. metres (1114.7 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Green Energy Matters.  
Plan produced using The Mobile Agent.

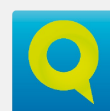
## Council Tax Band E

## Local Authority Cornwall Council

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>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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TR3 7QB



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