



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

£249,995

Located in

Truro



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



# Fordh Talgarrek

Truro | Cornwall | TR1 2FJ

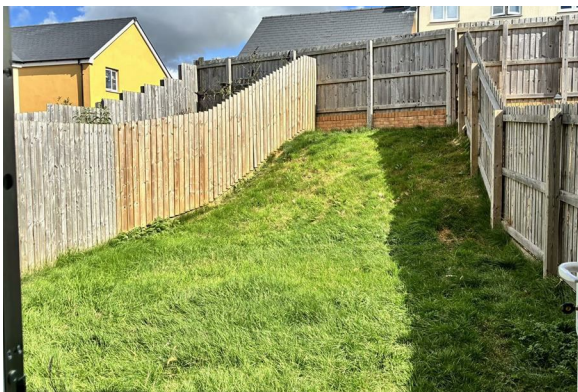


A very well presented, recently constructed three bedroom semi detached house with en-suite main bedroom, garden, garage and off street parking. Balance of 10 year new home warranty. Great city location close to rural walks.

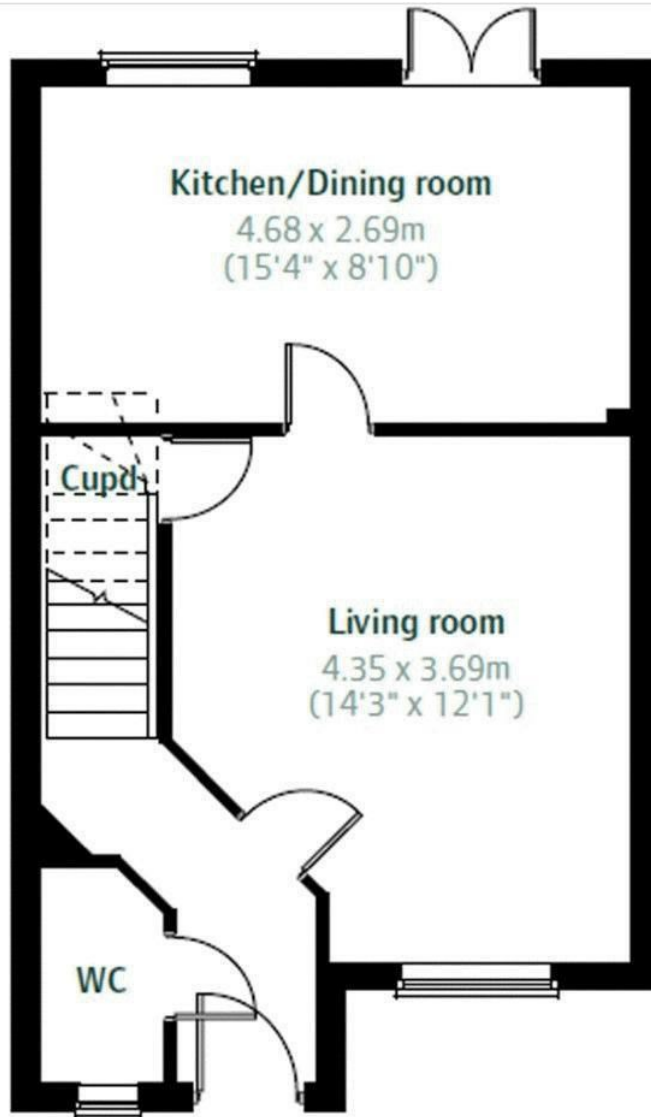


# Fordh Talgarrek

£249,995 Freehold



- Three bedroom house
- Single garage
- Off street parking
- Beautiful decorative presentation
- UPVC double glazing
- Balance of 10 year new home warranty
- Main bedroom with en-suite shower room
- Enclosed rear garden
- Mains gas central heating
- Owned from new in 2021



**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>96</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TR1 2LS



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