



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Guide Price

£1,150,000

Located in

Truro



www.clivepearceproperty.com



Hicks Mill

Truro | Cornwall | TR4 8RD



A flexible five bedroom detached house with a 62' x 28' (over 1700 sq ft) commercial unit adjacent and further outbuildings including a double garage, 35' caravan store and single garage. Huge amount of parking and large lawned garden. The main house is configured for multi generational living with a 3 bedroom residence on the ground floor and a further 2 bedroom residence upstairs. Over 5600 sq ft of residential and commercial space in all. UPVC double glazing and oil fired central heating.

Hicks Mill

£1,150,000 Freehold



- Five bedroom house (configured as two homes in one)
- Large double garage
- Single garage
- Copious amounts of parking and hard standing for many vehicles
- Oil fired central heating
- Approx. 1700 sq ft commercial unit
- 35' caravan store
- Garden with impressive walled and gated frontage
- Potential for development (subject to necessary consent)
- UPVC double glazing

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		
(69-80) C		
(55-68) D	65	69
(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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