



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£625,000

Located in

Truro



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Arworthal Meadows

Truro | Cornwall | TR3 7QX



This beautifully presented four bedroom family home is centrally and conveniently located within the highly popular village of Perranwell Station. Features include a lovely mature garden, double garage and driveway.

Arworthal Meadows

£625,000 Freehold



- Beautifully presented detached family home
- Four Bedrooms, main ensuite
- Double glazing and gas central heating
- Enclosed and mature gardens
- Highly regarded and sought after address
- Living room and dining room
- Double garage and driveway
- Easy walk to village shop and pub



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Council Tax Band E

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		71	79
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



hello@clivepearceproperty.com
01872 272622
www.clivepearceproperty.com