



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£450,000

Located in

Truro



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



# Treworder Road

Truro | | TR1 2DJ



A beautifully updated three bedroom detached bungalow with stylish, light and bright interior and far reaching views of the city and cathedral. Sunny landscaped gardens with gorgeous paving, patios and raised planters. Excellent city location, on a bus route and within walking distance of supermarkets, doctors, The Thomas Daniell Pub and the city centre. Garage and residents permit parking scheme. Mains gas central heating, cosy wood burning stove and UPVC double glazing.

# Treworder Road

£450,000 Freehold

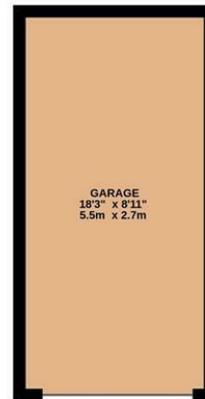


- Detached Three bedroom bungalow
- Beautifully updated
- Exceptional city and cathedral views
- Stylish kitchen
- Excellent city location
- NO ONWARD CHAIN
- Sunny landscaped gardens
- Garage
- Bathroom with wet room shower
- UPVC double glazing & mains gas central heating

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



STREET LEVEL  
163 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

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.  
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## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(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	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com