



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£499,950

Located in

Truro



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



# Gwarak Nansavalen

Truro | Cornwall | TR1 2FN



A spacious and well presented detached four bedroom family house conveniently located within walking distance of the city centre. Desirable cul-de-sac location, large double garage and driveway parking, sunny garden with patio & cosy wood burning stove. Balance of the 10 year NHBC warranty from 2019.

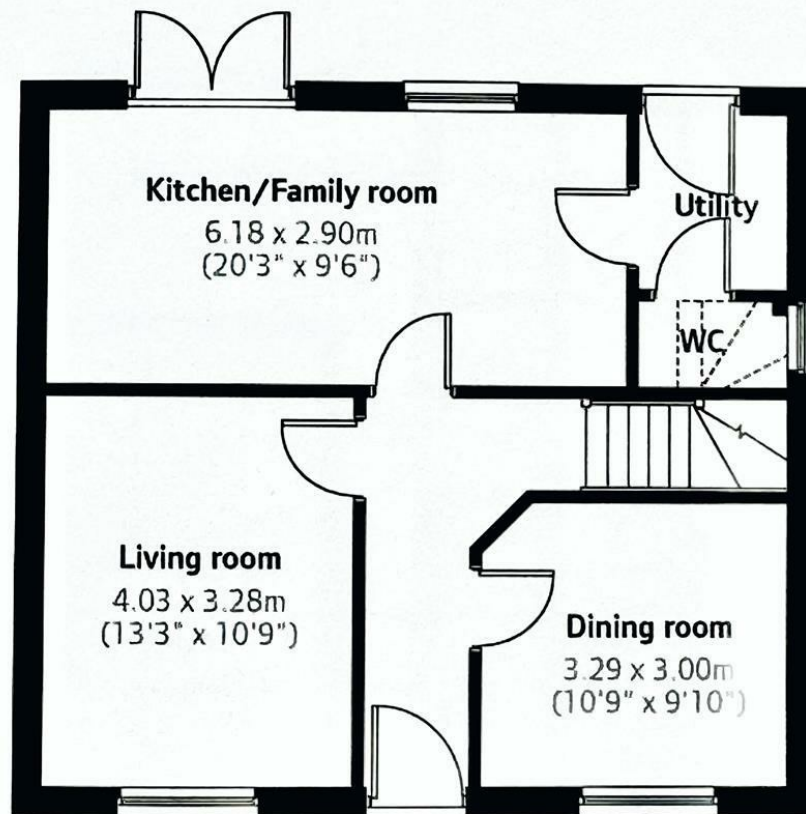


# Gwarak Nansavalen

£499,950 Freehold



- Four bedrooms
- Balance of the 10 year NHBC warranty from 2019
- Large double Garage
- Cosy wood burning stove
- Ideal family house
- Convenient Truro city location
- Sunny rear garden with patio
- Abundant driveway parking
- Mains gas central heating and UPVC double glazing



Ground floor

## 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com