



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Price Guide

£400,000

Located in

Truro



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



# Rosevalley

Truro | | TR3 6BH



Set within beautiful gardens, this three bedroom detached home is found in a sought after position in the village. Garage and driveway parking.



# Rosevalley

£400,000 Freehold



- Beautifully presented 3 bedroom detached bungalow
- Remodelled kitchen and shower room
- Garage and large driveway parking
- South facing to rear
- Particularly popular address within village
- Double glazing and gas central heating
- Level and much cared for gardens



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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>		
(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	

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