



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£795,000

Located in

Truro



www.clivepearceproperty.com



West Park

Truro | Cornwall | TR3 7PZ



At the very end of the cul de sac, this beautifully upgraded detached home offers superb space with ample driveway parking, large enclosed private garden and gorgeous views.

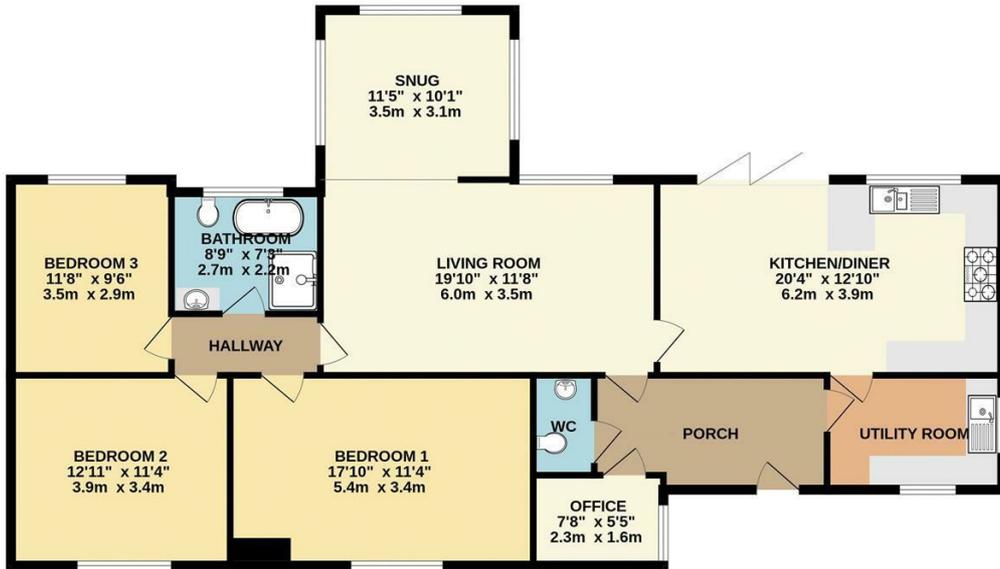
West Park

£795,000 Freehold



- Three/Four bedrooms
- Large living room with additional "snug" area
- Guest WC
- Study/fourth bedroom
- Gas central heating
- Open plan kitchen/dining room with doors to garden
- Utility room
- Luxurious family bathroom
- Large gated driveway and outbuildings
- Mature enclosed garden

GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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