



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£475,000

Located in

Truro



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# Tinney Drive

Truro | Cornwall | TR1 1AG



A spacious and well presented detached four bedroom (two en-suite) family house with double garage, driveway parking, refitted kitchen and sunny enclosed rear garden. Excellent location, walkable to Penair secondary school, the city centre, a choice of primary schools and Waitrose supermarket. Mains gas central heating and UPVC double glazing.

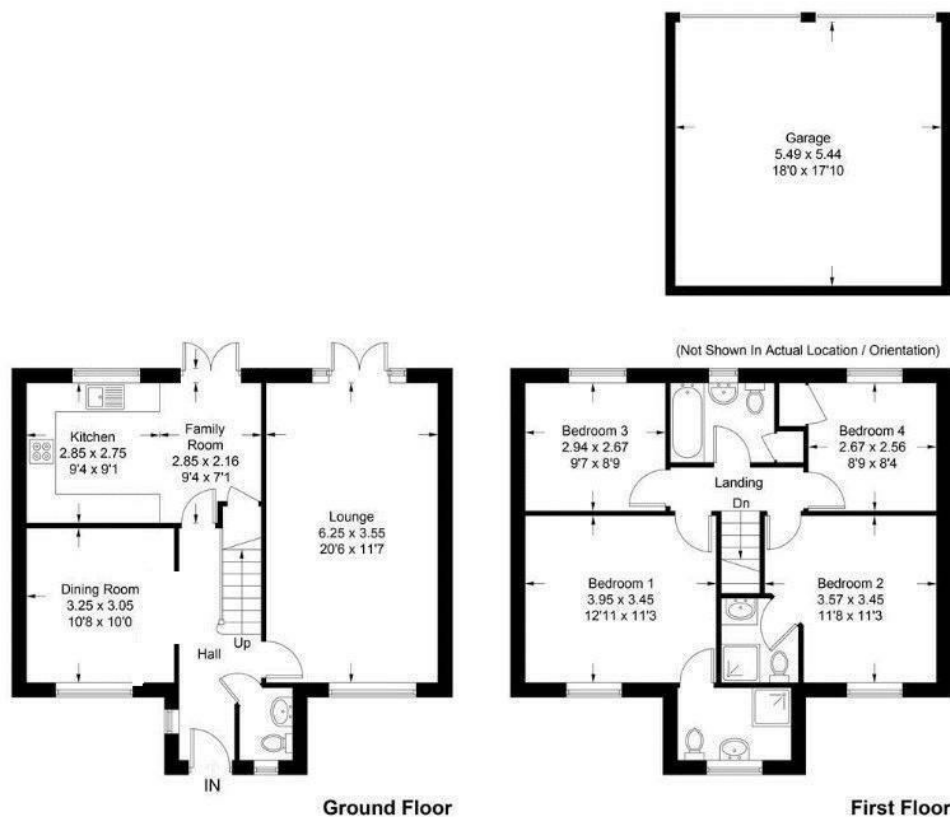


# Tinney Drive

£475,000 Freehold



- Four bedroom family house
- Refitted kitchen
- Double garage
- Excellent living / dining space
- Mains gas central heating
- Two en-suite bedrooms
- Sunny landscaped garden
- Driveway parking
- Walkable to good schools & the city
- UPVC double glazing



## 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		
England & Wales		EU Directive 2002/91/EC

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