



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - End Terrace

Asking Price

£270,000

Located in

St. Austell



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



# Terras Road

St. Austell | Cornwall | PL26 7DF



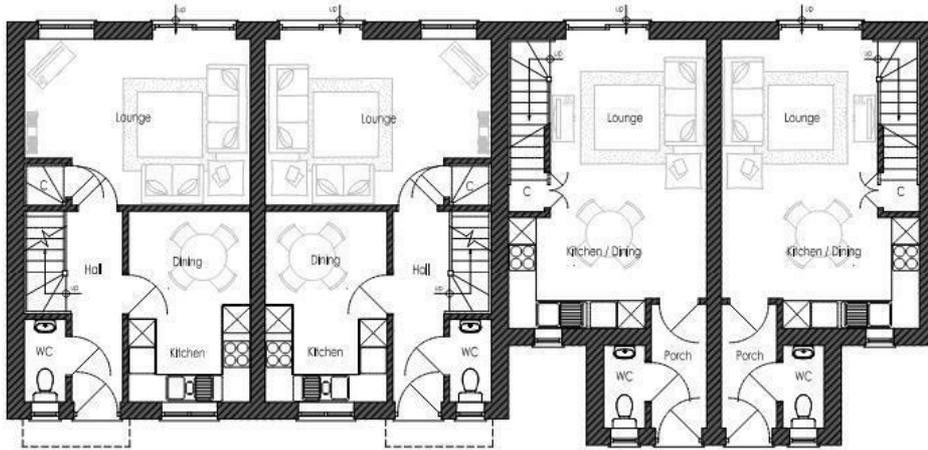
A BRAND NEW three bedroom end of terrace house with sunny courtyard garden and parking, located at the edge of St Stephen and walkable into the village and the countryside. Brand new quality home with contemporary interior. Energy efficient design with solar panels and air source underfloor heating.

# Terras Road

£270,000 Freehold



- BRAND NEW END OF TERRACE HOUSE
- Stylish kitchen and bathroom
- Air source heating with underfloor downstairs
- Enclosed LANDSCAPED rear garden
- Edge of village location
- Three bedrooms
- Solar panels
- Off street parking
- Lovely country walks nearby



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50

## Council Tax Band

## 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