



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Detached

Asking Price

£450,000

Located in

Truro





# Hathersage Tregye Road

Truro | Cornwall | TR3 6JH



A spacious and well presented detached three bedroom dormer bungalow with far reaching views, driveway parking, garage and enclosed gardens. Excellent village location close to amenities, fantastic living space with wood burning stove, conservatory, mains gas central heating and double glazing.



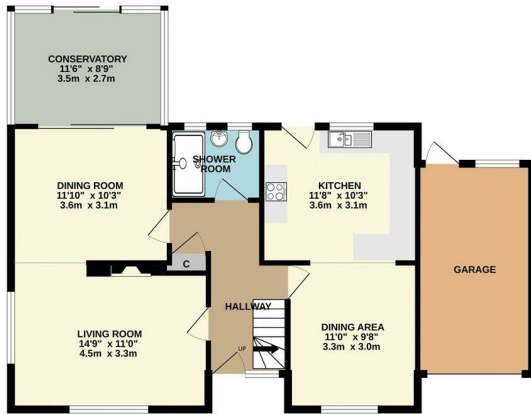
# Hathersage Tregye Road

£450,000 Freehold

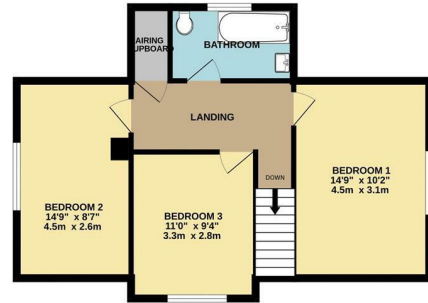


- Three bedrooms
- Driveway parking & garage
- Refitted kitchen
- Super living space plus conservatory
- Gas central heating & UPVC double glazing
- Large rear garden
- Excellent village location
- Family bathroom & separate shower room
- Cosy wood burning stove

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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 D

## 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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