



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£485,000

Located in

Truro



www.clivepearceproperty.com



Frogpool

Truro | | TR4 8RS



A superb detached single storey residence located in the sought after village of Frogpool.

Frogpool

£485,000 Freehold



- Outstanding Detached Bungalow
- Superb Village Location
- Stunning Living Room With Wood Burner
- Ensuite Shower Room And Separate Utility
- Driveway Parking For Several Cars
- Three Bedrooms
- Open Plan Kitchen/Day Room With Central Island
- Garden Lounge Off Kitchen
- Established Gardens

GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq.ft. (116.2 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 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) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(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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