



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£299,950

Located in

Truro





# 34 Polsue Way

Truro | Cornwall | TR2 4BE



An extended three bedroom middle terrace house with fantastic far reaching views across the valley to Tregothnan Estate, garage in a nearby block and a relatively low maintenance sunny rear garden. Excellent location just outside Truro but connected to the city via a cycle way from Tresillian Village to Waitrose Supermarket.

# 34 Polsue Way

£299,950 Freehold



- Three bedrooms
- Close to Truro and Waitrose
- Flexible layout
- Mains gas central heating and UPVC double glazing
- Garage and on street parking
- Rural views
- Modern refitted kitchen
- Extended living space
- Low maintenance sunny garden



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility will be accepted for any 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.  
 Made with Metropix 6205

## 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street  
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