



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage - Semi Detached

Asking Price

£400,000

Located in

Truro



www.clivepearceproperty.com



The Green

Truro | | TR2 4LP



A beautifully presented character cottage with a wealth of historic detail intact, sympathetically updated with modern conveniences including a stylish kitchen, mains gas central heating and UPVC double glazing. Spacious enclosed front, side and rear gardens and off street parking space with further on street parking available nearby. Excellent village location within easy reach of Truro and the beautiful beaches of The Roseland peninsula.

The Green

£400,000 Freehold



- Two double bedroom CHARACTER COTTAGE
- NO ONWARD CHAIN
- Enclosed front and rear gardens
- UPVC double glazing
- Off street parking space
- Three reception rooms
- Excellent presentation
- Mains gas central heating
- Great village location



Council Tax Band B

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		77
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Cornwall

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