



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Guide Price

£250,000

Located in

Truro



www.clivepearceproperty.com



Pengelly Close

Truro | | TR3 6FP



This beautifully presented and surprisingly spacious ten year old, two bedroom coach house is situated in the very popular village of Cannon Downs. There is a garage and private parking.

Pengelly Close

£250,000 Freehold



- Outstanding end of terrace Coach House
- Two large bedrooms, (one is ensuite)
- Open plan living
- Double glazing and gas central heating
- Built in 2016
- Further bathroom suite
- Replacement kitchen with integrated appliances
- Garage and allocated parking space

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		93
(81-91) B	81	
(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

Truro

Cornwall

TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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