



**CLIVEPEARCE**  
Now you're moving

5 Bedrooms

House - Detached

Asking Price

£550,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# College Way

Truro | Cornwall | TR1 3WJ



An exceptionally spacious five/six bedroom home with enclosed gardens, double garage and conservatory. Flexible space in a very convenient location.

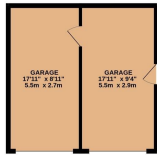
# College Way

£550,000 Freehold

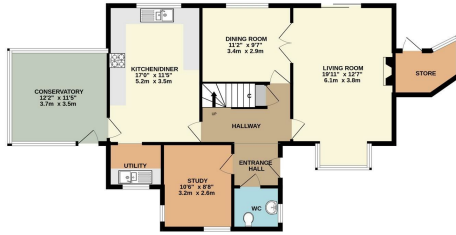


- Five/Six bedroom family home
- Two reception rooms plus study/bedroom six
- Double glazing
- Good sized enclosed garden
- GREAT FOR RCH WORKERS, LEAVE THE CAR AND WALK TO WORK!!!
- Stylish kitchen/breakfast room
- Super conservatory
- Gas central heating
- Double garage and driveway

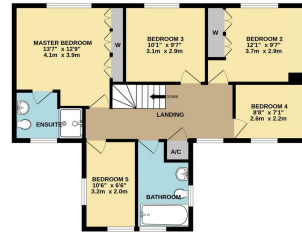
GARAGE  
329 sq.ft. (30.4 sq.m.) approx.



GROUND FLOOR  
969 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.2 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 F

## Local Authority Cornwall Council

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>		77	80
(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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TR1 2LS



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