



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Bungalow - Detached

Asking Price

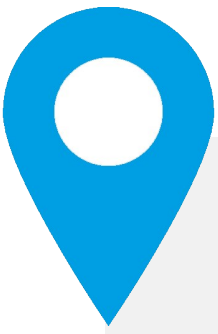
£690,000

Located in

Truro



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



# St Pirans Hill

Truro | | TR3 7PY



Extended and re-designed large four bedroom detached bungalow with enclosed gardens, detached double garage and brick paved driveway. Beautifully presented with many contemporary features. NO ONWARD CHAIN.

# St Pirans Hill

£690,000 Freehold



- Substantial detached bungalow
- Flexible layout
- Open plan kitchen and separate utility
- Recently built large detached garage, driveway parking
- NO ONWARD CHAIN
- Central village location
- Four bedrooms and three bathrooms
- Gas central heating and double glazing
- Mature enclosed gardens including central sun deck

### Floor Plan

Approx. 135.2 sq. metres (1455.4 sq. feet)



Total area: approx. 135.2 sq. metres (1455.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor-plan, measurements are approximate and no responsibility is taken for any error or omission. The plan is for representation purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.

## Council Tax Band E

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>80</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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Truro

Cornwall

TR1 2LS



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