



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage - Semi Detached

Asking Price

£400,000

Located in

Truro



www.clivepearceproperty.com



Truro | Cornwall | TR3 6NF



A charming two bedroom (plus study) semi detached character cottage with amazing views across the creek towards woodland. Planning consent PA24/04141 has been granted to extend into a three bedroom cottage with balcony. It is worth noting that generally the property is in need of updating. Fantastic gardens to the front and rear bordered by a tumbling stream, and there is a single garage and plenty of parking. A property with great potential in a fantastic location close to Devoran village and offered with no onward chain.



£400,000 Freehold

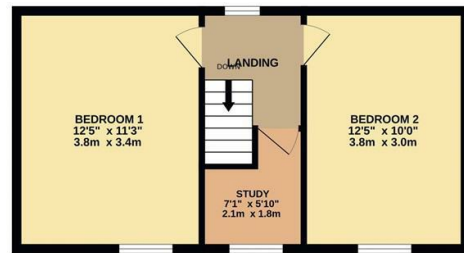


- Character cottage with planning consent PA24/04141
- Permission to extend to three bedrooms and balcony
- Delightful gardens bordered by a stream
- Character features intact
- Between Devoran village and Point Quay
- Currently two bedrooms plus study
- Excellent views of the creek
- Great potential and ideal project
- Ample parking plus garage

GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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 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) 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

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