



**CLIVE PEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

£470,000

Located in

Truro



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



# Halvarras Road

Truro | Cornwall | TR3 6HD



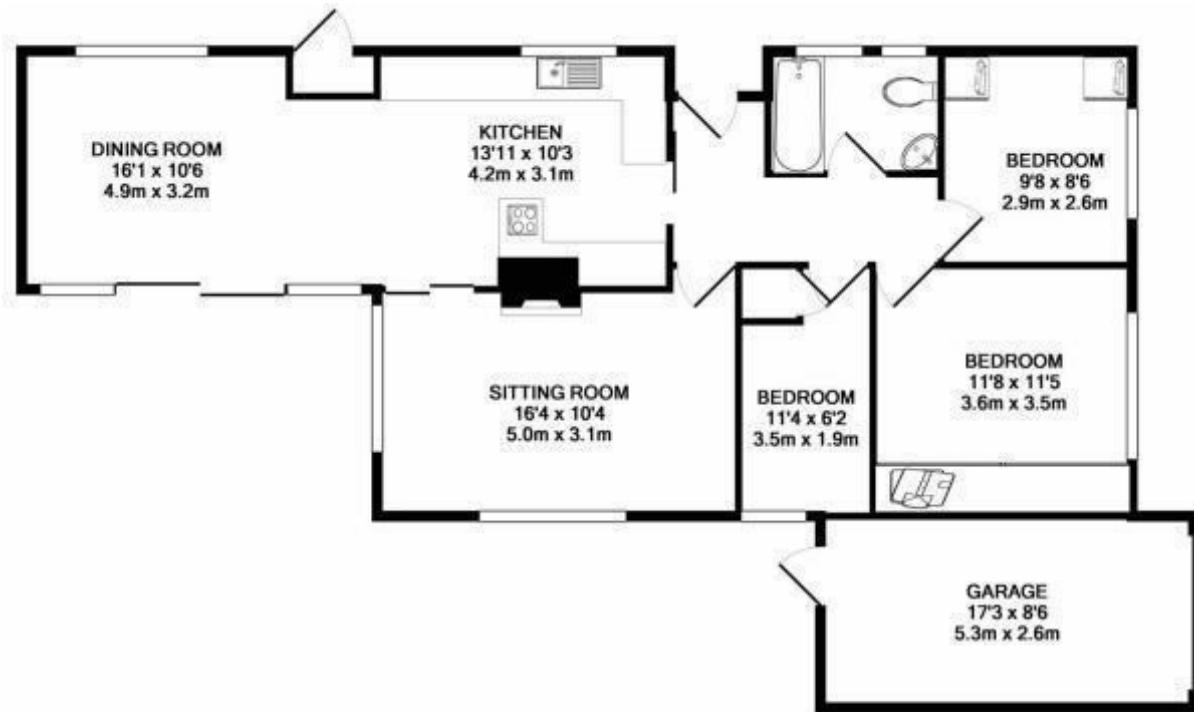
A spacious detached three bedroom home with garage, driveway and extensive mature garden. Useful contemporary detached home garden office/studio.

# Halvarras Road

£470,000 Freehold



- Three bedrooms
- Dining/day room with door to garden
- Family bathroom
- Generous established gardens
- Garage
- Large kitchen/breakfast room
- Living room with woodblock floor
- Detached garden studio/office
- Driveway parking
- Non estate location in sought after village



TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 D

### 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<br>(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 |

31 Lemon Street  
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Cornwall  
TR3 7QB



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