



CLIVEPEARCE
Now you're moving

2 Bedrooms

Cottage End-
Terraced

Located in Truro

£290,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Perran Foundry Perranarworthal

Truro | Cornwall | TR3 7JR



Homes with this level of character, quality and individuality rarely become available. The Brass Bolt Shop offers the chance to own a remarkable piece of Cornwall's industrial history without compromising on modern luxury—simply unpack, settle in and enjoy everything this exceptional home has to offer.

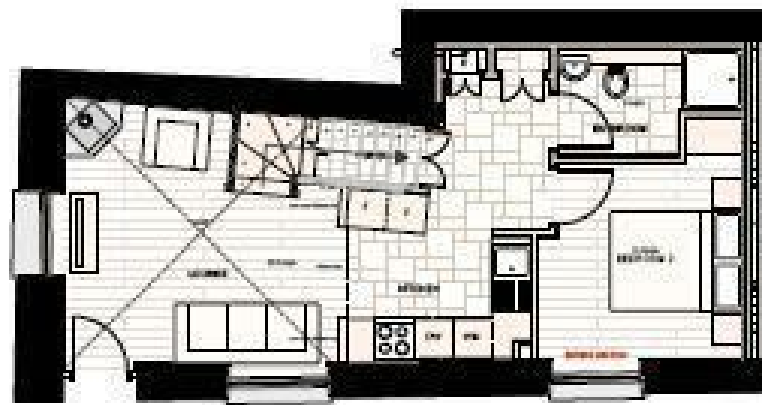
Perran Foundry

£290,000 Leasehold



- Two double bedroom character property
- Dating from 1791
- Ideal 'lock up and leave' or holiday letting property
- Low maintenance decked outside space with attractive outlook
- En-suite bathroom and separate shower room
- Grade II Listed, no onward chain
- Mains gas central heating and double glazing
- Allocated parking space plus visitor parking
- Modern kitchen with integrated appliances
- Excellent location between Penryn, Truro and Mylor





No. 1 Broom and Bath Shop
UNIT 1

GROUND FLOOR

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		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(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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