



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

Bungalow - Detached

Asking Price

£675,000

Located in

Truro



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



Truro | Cornwall | TR3 7DP



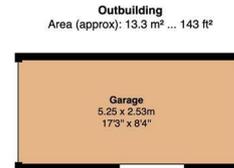
Located on the village outskirts and next to the Stithians showground, this substantial, detached four bedroom bungalow offers equestrian potential (subject to any necessary consent) with a good quality approximately 4.5 to 5 acre (tbc) field with excellent access. Vacant possession.



£675,000 Freehold



- Substantial detached detached four bedroom Bungalow
- Between four and a half and five acres of land
- Formal gardens, gated driveway and detached garage
- VACANT POSSESSION
- Potential equestrian property with excellent access (subject to any necessary consent)
- Immediately next to the Stithians show ground
- Double glazing and electric heating



**Total Area: 163.0 m<sup>2</sup> ... 1755 ft<sup>2</sup>**

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.

## 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) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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	

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com