



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

House - Semi-Detached

Asking Price

£495,000

Located in

Truro



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



# Penpol

Truro | Cornwall | TR3 6NW



A stunning cottage at the head of the creek. Gorgeous gardens, beautifully renovated and extended. Two double bedrooms. Superb living space. Parking. Highly specified throughout.

# Penpol

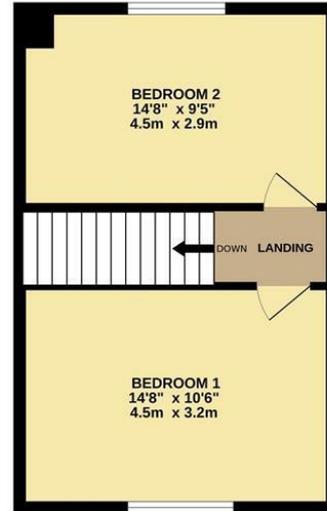
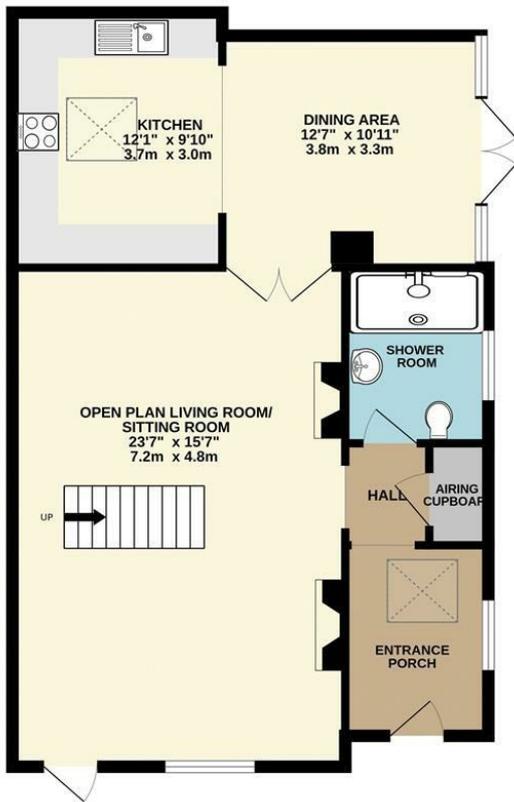
£495,000 Freehold



- Creekside Living!
- Superb open plan kitchen/dining room
- Beautiful fitted kitchen with integrated appliances
- Two double bedrooms
- Parking for up to three vehicles
- Renovated and extended
- Large living space with log burner
- Luxurious shower room
- Good sized gardens
- Oil central heating

GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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 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>			
(69-80) <b>C</b>			<b>81</b>
(55-68) <b>D</b>		<b>64</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	

31 Lemon Street

Truro

Cornwall

TR1 2LS



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