



Old Carnon Hill

Truro | | TR3 6LE



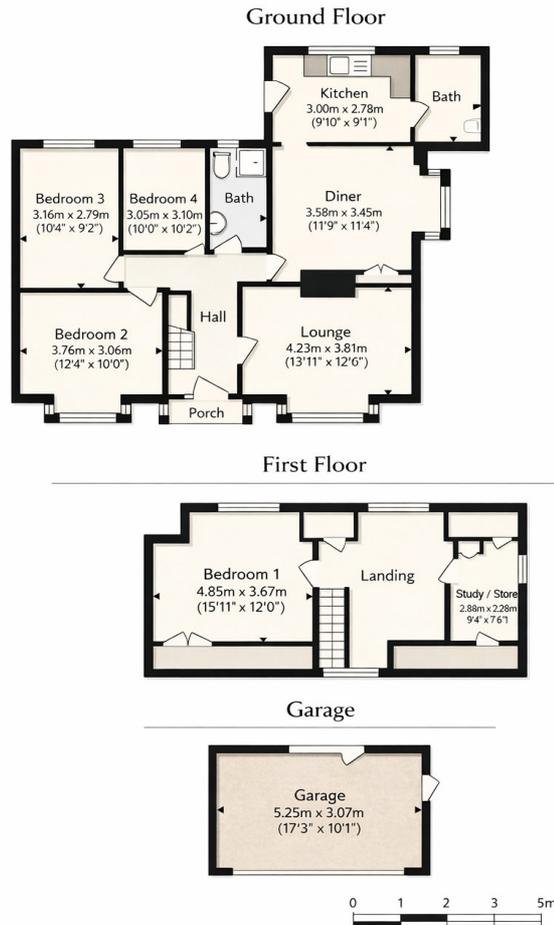
Located between Truro and Falmouth, Carnon Downs itself is highly sort after and Nantynwyn represents a fantastic opportunity for those seeking a particularly large and detached family home requiring modernisation and improvement. Set centrally within a substantial garden plot along with a detached garage and long driveway, this four bedroom home is chain free.

Old Carnon Hill

£425,000 Freehold



- Substantial detached residence
- Two receptions plus "landing study area"
- Detached garage and long driveway
- Non estate position within very popular village
- Great opportunity for project seeker
- Four spacious bedrooms
- Centrally positioned within large garden plot
- Vacant possession
- Requires modernisation and improvement



Total floor area 163.0 m² / 1,754 sq.ft. approx

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 | 52 | 65 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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