



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

Bungalow - Detached

Asking Price

**£399,950**

Located in

**Truro**



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



# Pengelly Way

Truro | Cornwall | TR3 6DP



A well presented three bedroom detached bungalow with gardens, parking and garage located a very short level walk from the village amenities. The property has been owned by the same family since it was built in 1972. Mains gas central heating, double glazing, electric garage door. NO ONWARD CHAIN.



# Pengelly Way

£399,950 Freehold



- Three bedroom detached bungalow
- Abundant driveway parking
- Low maintenance sunny front garden
- Mains gas central heating
- Retro (1984) quality Poggenpohl kitchen
- Central Threemilestone
- Garage with electric door and utility
- Sunny enclosed rear garden
- Cosy wood burner installed 2022
- Double glazing

## Council Tax Band C

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

31 Lemon Street  
Truro  
Cornwall  
TR1 2LS



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hello@clivepearceproperty.com

01872 272622

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