



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£975,000

Located in

Truro



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



# Dozmere Close

Truro | Cornwall | TR3 6RL



An individual detached four bedroom family house set in a large level and tucked away professionally landscaped garden plot with double garage and abundant driveway parking. Light, spacious, modern and versatile, the property works equally well as a family house or for ground floor living. Superb Feock location with numerous walks from the doorstep, and nearby Loe Beach providing access to the wonderful sailing waters of the Carrick Roads.



# Dozmere Close

£975,000 Freehold



- Four bedrooms (two en-suites)
- Large sunny landscaped garden
- Stand alone detached double garage
- Highly desirable Feock location
- Cosy wood burning stove
- Spacious individual and versatile property
- Over 2800 sq. ft. of space (including the garage)
- Abundant driveway parking
- LPG gas central heating with underfloor floor heating
- Flexible accessible design

GROUND FLOOR  
1647 sq.ft. (153.0 sq.m.) approx.



1ST FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



TOTAL FLOOR AREA : 2859 sq.ft. (265.6 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 is given to their operability or efficiency can be given.

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## Council Tax Band G

## 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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