



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£344,950

Located in

Truro



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



# Wheal Sperries Way

Truro | | TR1 3FE



This superb three bedroom family home is ideally located and has much to offer. CHAIN FREE.

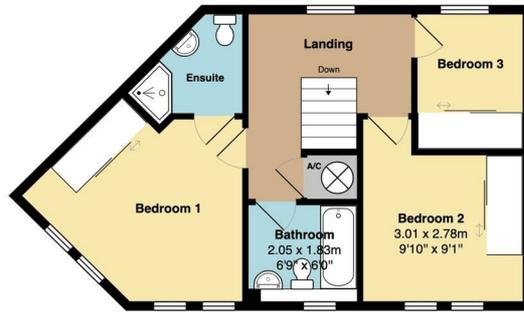
# Wheal Sperries Way

£344,950 Freehold



- Double Fronted Family Home
- Three Bedrooms, Main Ensuite
- Through Living Room, Patio Door To Garden
- Gas Central Heating & Double Glazing
- Landscaped Low Maintenance Garden
- No Onward Chain
- Beautifully Presented
- Fitted Kitchen
- Garage & Driveway

**1st Floor**  
Area (approx): 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>



**Ground Floor**  
Area (approx): 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>



**Outbuilding**



Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup> (excluding garage)

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 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>	79	84
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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