



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Semi-Detached

Asking Price

£550,000

Located in

Truro



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



# Riviera Estate

Truro | | TR1 1SN



Substantial 3/4 bedroomed semi-detached, older style family home, named after two rivers joining just in front of the property, thus providing incredible and panoramic river views and over the countryside beyond. Sought after creekside village, garage with a additional side parking space.

# Riviera Estate

£550,000 Freehold



- Envious and quite stunning creekside location
- Three/Four bed roomed accommodation
- Fitted kitchen and utility suites
- Electric radiator heating and double glazing
- Tiered front garden and lawn garden to rear
- Elevated and panoramic waterside aspect
- Living room with bay window
- Family bathroom and ground floor shower room
- Garage and further parking space

## 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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TR1 2LS



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