



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Semi-
Detached

Located in Truro

£350,000



hello@clivepearceproperty.com

www.clivepearceproperty.com

01872 272622



Bedruthan Avenue

Truro | | TR1 1RW



Space for family life, a location you'll love and glimpses towards Truro Cathedral.

A spacious and extended four-bedroom semi-detached family home in a sought-after area of Truro, less than a mile from the city centre and conveniently located for all schools. Substantial cellar/gym, driveway parking and garage.

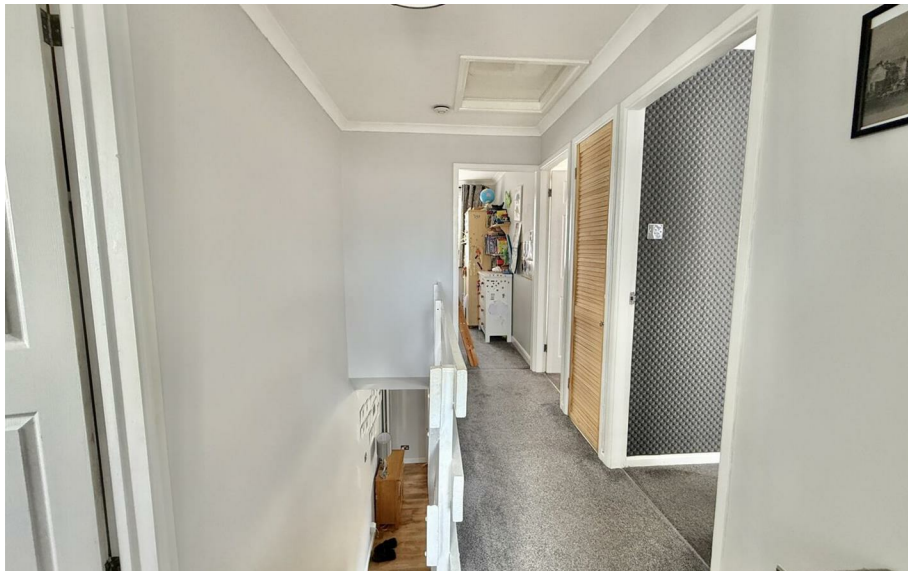
Bedruthan Avenue

£350,000 Freehold



- Extended four bedroom semi detached home
- Spacious and well maintained accommodation
- Living room and separate dining room
- Visitors ground floor Wc
- Useful storage cellar beneath the property with light/power

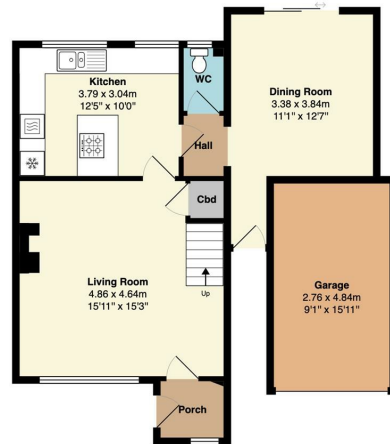
- Less than a mile to the city centre and all amenities
- With views of the cathedral, (more so in the winter)
- Fitted kitchen with integrated appliances
- Gas central heating system and double glazing
- Gardens to the front and rear, a driveway and garage. Pleasant rear outlook onto the green.



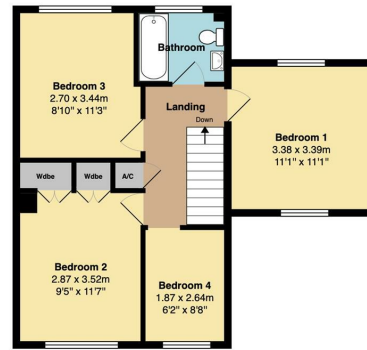
Lower Ground Floor
Area (approx): 13.2 m² ... 142 ft²



Upper Ground Floor
Area (approx): 69.3 m² ... 746 ft²



1st Floor
Area (approx): 50.0 m² ... 538 ft²



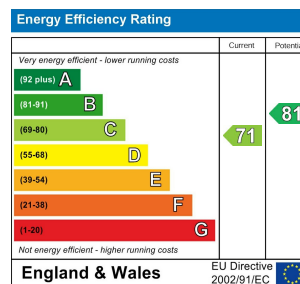
Total Area: 132.5 m² ... 1426 ft²

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.



CLIVEPEARCE
Now you're moving

31 Lemon Street
Truro
Cornwall
TR1 2LS

01872 272622

hello@clivepearceproperty.com

www.clivepearceproperty.com