



CLIVEPEARCE
Now you're moving

2 Bedrooms

Flat/Apartment

Offers Over

£300,000

Located in

Truro



www.clivepearceproperty.com



Perran Foundry

Truro | | TR3 7JR



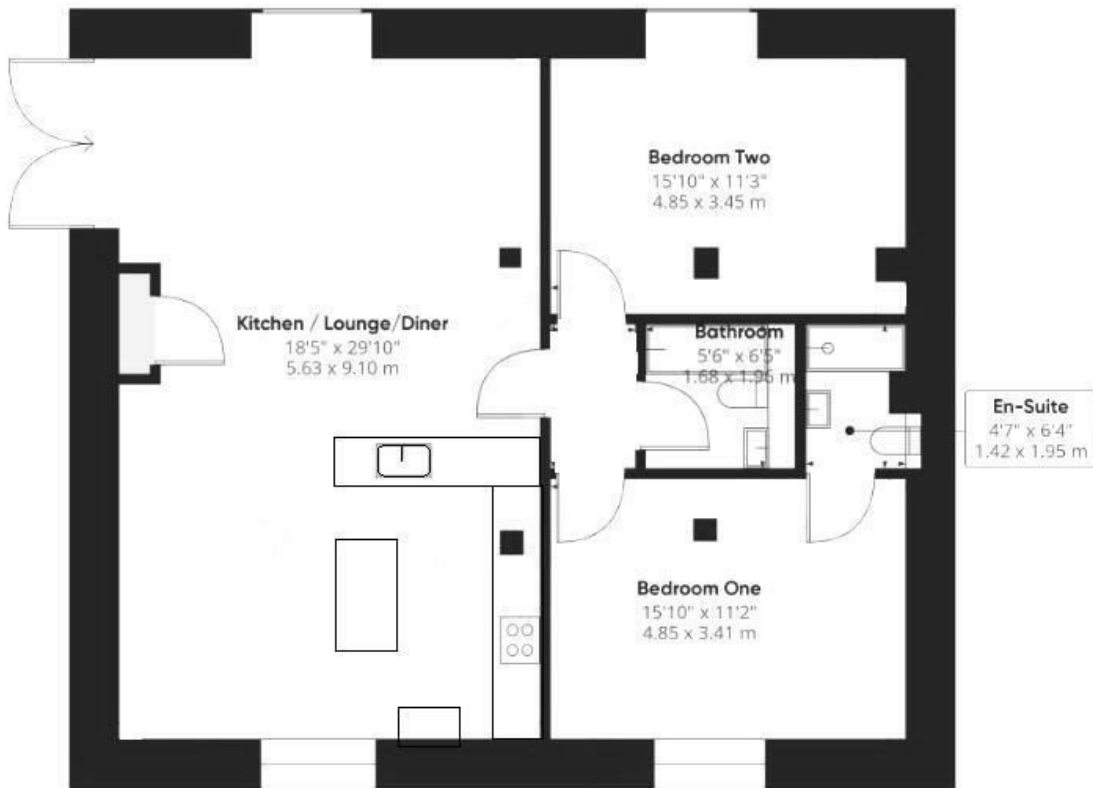
An impeccably presented two double bedroom ground floor apartment with allocated parking for two and communal gardens in an historic Grade II Listed former foundry dating from 1791. Superb location surrounded by restored historic buildings and close to Devichoys Wood Nature Reserve and popular villages including Perranwell Station, Mylor (where there's a yacht marina), and Ponsanooth, with the university town of Penryn and the cathedral city of Truro easily accessed by a regular bus service.

Perran Foundry

£300,000 Leasehold



- Two double bedroom apartment
- Grade II Listed
- Double glazing
- Two allocated parking spaces
- Track record of holiday letting
- Ground floor
- Historic building dating from 1791
- Mains gas under floor heating
- Excellent location between Truro and Penryn
- No onward chain



Council Tax Band Exempt 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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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