



townsends.co
Sales & Lettings



3 Nursery Close, Truro, TR1 1TZ £650 Per month

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AVAILABLE IMMEDIATELY- Ideal as a starter home, this small, but perfectly formed, 2 bedroom property would suit a single person or a couple. Situated a short walk from the centre of Historical City of Truro. With the stunning Cathedral and high street shops and bars, there is a great community atmosphere on your door step.

At the front of the property is a small gravelled front garden and there are beautiful tree lined walks that lead all the way to Idless Woods and the viaduct over head.

The accommodation comprises: Downstairs: entrance area, living room, kitchen at the rear. The kitchen overlooks the rear patio and terraced garden. Upstairs: two bedrooms, one small double and one single with built in storage cupboard. The bathroom comes with full sized bath and over head shower.

There is communal parking to the side of the property. Unfortunately no pets.

Deposit £750

Rental £650

Council Tax band B

EPC rating E

Viewing

Please contact our Townsends Office on 01326315000 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	50		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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