



CLIVEPEARCE
Now you're moving

5 Bedrooms

House - Detached

Offers In Excess Of

£1,250,000

Located in

Truro



www.clivepearceproperty.com



Tredrea Gardens

Truro | Cornwall | TR3 7QG



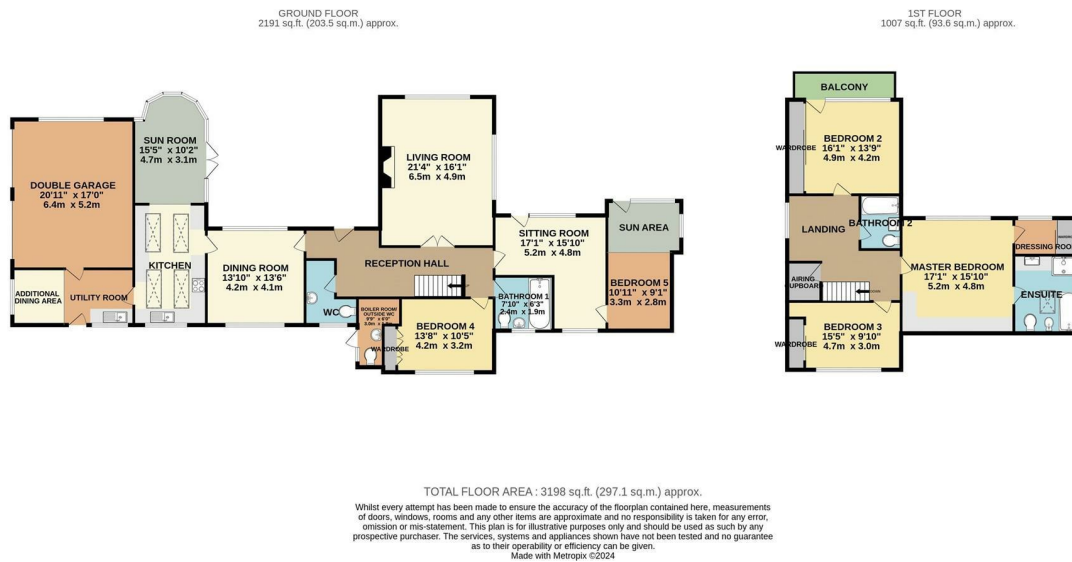
For sale for the first time in over 22 years, an exceptional home of over 3100 sq.ft. Five bedrooms, flexible living space, superb private grounds. Highly desirable location.

Tredrea Gardens

£1,250,000 Freehold



- Five bedrooms (main en-suite)
- Stylish fitted kitchen
- Grounds total 0.82 acre
- Two separate garages
- Double glazing
- Four reception rooms
- Sun terraces and landscaped gardens
- Gated driveway with ample parking
- Mains gas central heating



Council Tax Band G

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		
(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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