



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£950,000

Located in

Truro





# Trewedna Tarrandean Lane

Truro | Cornwall | TR3 7NP



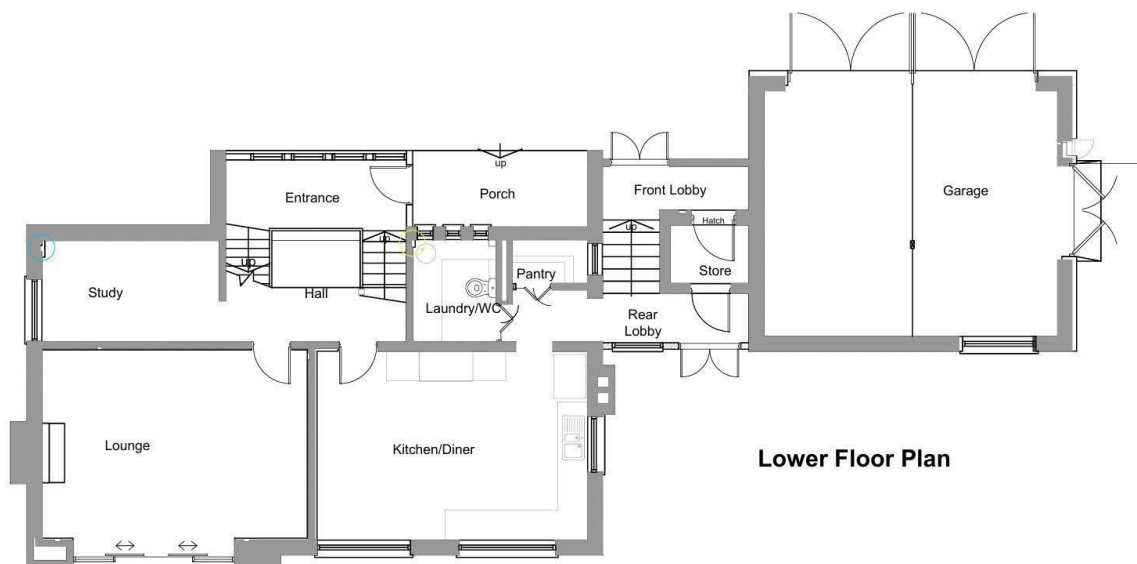
An impressive four / five bedroom detached family house with exceptional rural views and set in gently sloping sunny gardens. Abundant driveway parking and large double garage / workshop with a great deal of future potential. Excellent location within walking distance of the Maritime Branch Line railway station, bus stop and close to The Bissoe Trail.

# Trewedna Tarrandean Lane

£950,000 Freehold



- Individual 4 / 5 bedroom detached house
- Super rural views
- Close to the train station & bus stop
- Large double garage & driveway parking
- Electric heating & Double glazing (mains gas available)
- Fantastic village location
- Large sunny garden plot
- Near to The Bissoe Trail
- Scope to extend (subject to consent)



Lower Floor Plan

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Truro  
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