



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£539,000

Located in

Truro



www.clivepearceproperty.com



Landerslee Drive

Truro | | TR1 3GF



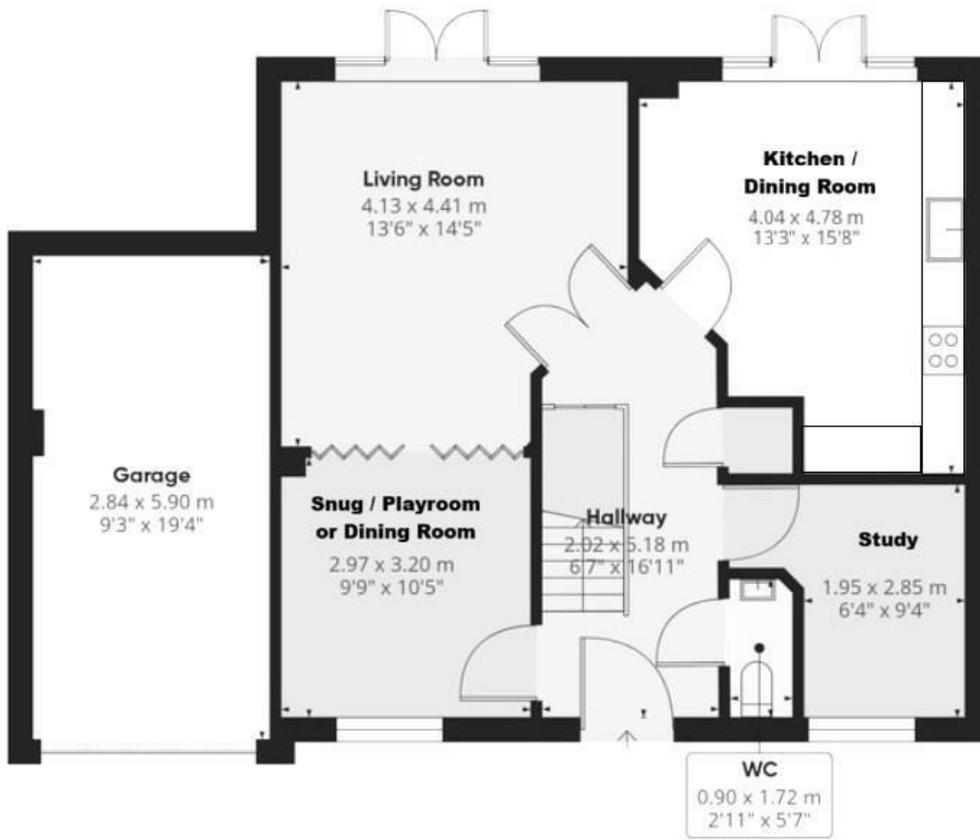
A beautifully presented four bedroom plus study detached family house with sunny enclosed landscaped rear garden, driveway parking & garage, located a short walk from Treliske Hospital, Truro Golf Club & Truro Leisure Centre.

Landerslee Drive

£539,000 Freehold



- Four bedrooms plus study
- Driveway parking and garage
- Flexible living space
- Convenient location for Treliske Hospital
- Sunny landscaped garden
- Excellent presentation
- En-suite access to three bedrooms
- Close to Truro Golf Club, Leisure Centre & Swimming Pool
- Balance of 10 year NHBC new build warranty (from 2017)



Ground Floor

Council Tax Band E

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		93
(81-91) B	84	
(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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Cornwall

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