



**CLIVEPEARCE**  
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£475,000

Located in

Truro



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# Roseland Crescent

Truro | | TR4 8JW



A beautifully presented, extended 3 / 4 bedroom detached family house with abundant driveway parking, garage, sunny garden and delightful views. Super village location within easy reach of Truro and the surfing beaches of the north coast.



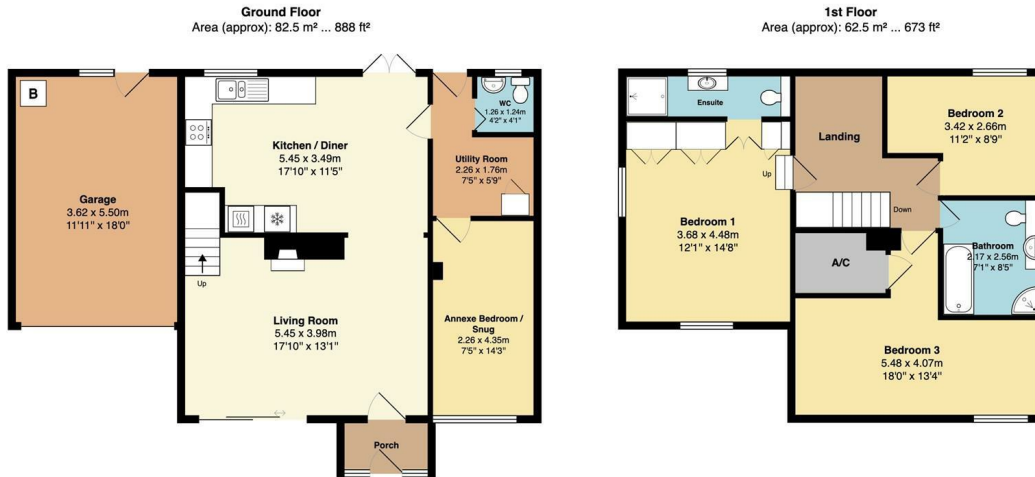
# Roseland Crescent

£475,000 Freehold



- Flexible 3 / 4 bedroom accommodation
- Excellent presentation
- Extended family house
- Generous yet manageable sunny garden
- Plentiful parking plus garage
- Great village location
- Good position for access to both Truro and the north coast
- UPVC double glazing
- Oil fired central heating





Total Area: 145.0 m<sup>2</sup> ... 1561 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Council Tax Band D

## 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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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