



CLIVEPEARCE
Now you're moving

4 Bedrooms

House - Detached

Asking Price

£525,000

Located in

Truro



www.clivepearceproperty.com



Landerslee Drive

Truro | | TR1 3GF



A spacious and beautifully presented four bedroom detached house with garage built in 2016 with a large through living room and a beautiful gloss white kitchen with integrated appliances. Excellent location close to The Royal Cornwall Hospital, Truro Prep School, Richard Lander Secondary School, Truro College and Truro Golf & Tennis Clubs.

Landerslee Drive

£525,000 Freehold



- Stunning detached family home
- Four bedrooms, (main ensuite)
- "Through" living room and "day room" style fitted kitchen
- Garage and driveway parking
- Conveniently located for the hospital, golf and tennis clubs
- Impressive entrance reception and visitors cloakroom/wc
- Gas central heating and double glazing
- NO ONWARD CHAIN

Floorplan



Total floor area 128.0 sq.m. (1,378 sq.ft.) approx.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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		83	
(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	

31 Lemon Street

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Cornwall

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