



**CLIVEPEARCE**  
Now you're moving

3 Bedrooms

House - Link Detached

Asking Price

£375,000

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Roseland Crescent

Truro | Cornwall | TR4 8JW



A beautifully presented three bedroom link detached family house with garage, garden and driveway parking located in a cul-de-sac close to the heart of Chacewater village where there is a primary school, doctors surgery, pub, bakery, convenience shop and bus service.



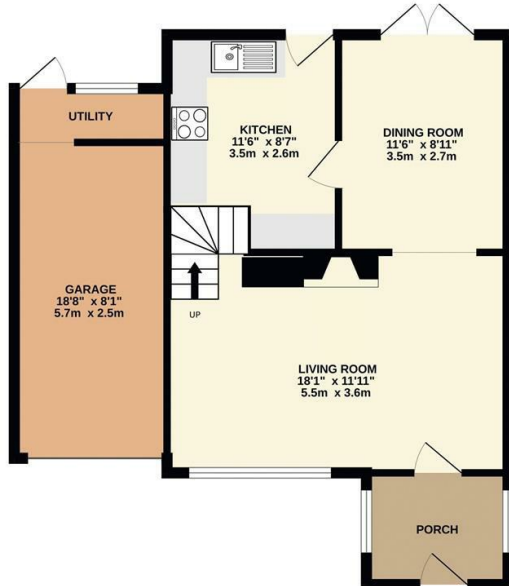
# Roseland Crescent

£375,000 Freehold

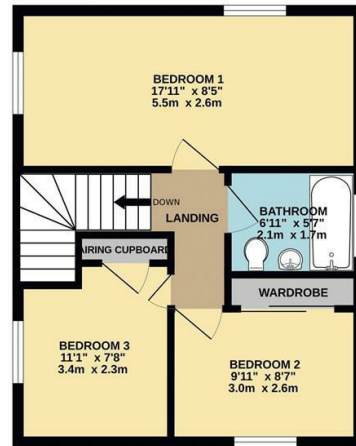


- Three bedroom home
- Refitted kitchen
- Single garage
- Heating via a multi fuel stove
- Off street driveway parking
- Link detached
- Refitted bathroom
- Enclosed rear garden
- UPVC double glazing
- Great village location

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

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.  
Made with Metropix G2024

## Council Tax Band C

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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TR3 7QB



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