



CLIVE PEARCE

Now you're moving

5 Bedrooms

Bungalow - Detached

Asking Price

£400,000

Located in

Truro



www.clivepearceproperty.com



Langarth Close

Truro | Cornwall | TR3 6SR



A surprisingly spacious and flexible five bedroom detached bungalow with plentiful parking, a double garage and sunny rear garden. Excellent location close to the village centre and a short relatively level walk from the Co-Op, doctors, pharmacy, village hall and pub.

Langarth Close

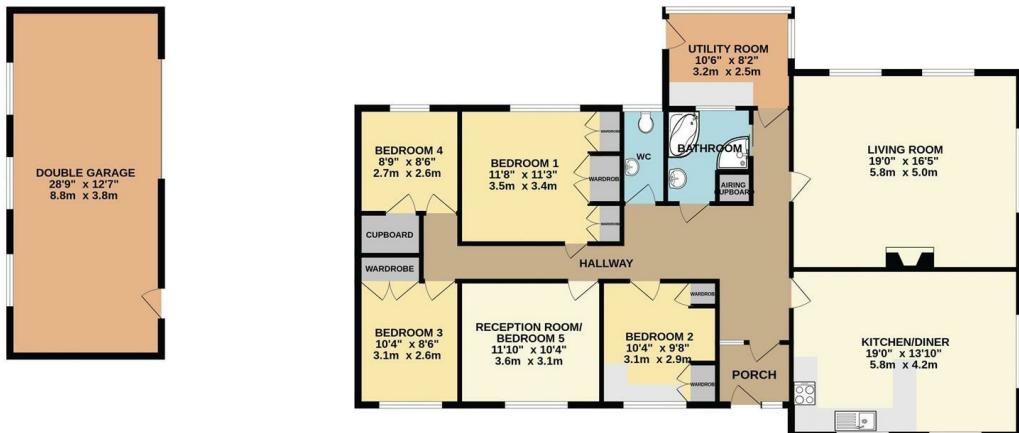
£400,000 Freehold



- 5 bedroom bungalow
- Plentiful driveway parking
- Sunny rear garden
- Mains gas central heating
- Extensive loft space
- Very spacious and flexible
- Double garage
- Convenient village centre location
- UPVC double glazing

DOUBLE GARAGE
363 sq.ft. (33.7 sq.m.) approx.

GROUND FLOOR
1543 sq.ft. (143.3 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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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)	A	
(81-91)	B	
(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
Truro
Cornwall
TR1 2LS



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hello@clivepearceproperty.com
01872 272622
www.clivepearceproperty.com