





7 Landerslee Drive, Truro, TR1 3GF
£1,750

 **4**
 **3**
 **3**
 **B**

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

****AVAILABLE START OF MARCH****

A contemporary four-bedroom detached family home located in Landerslee Drive, situated only a ten minute walk from the Royal Cornwall Hospital.

Boasting spacious accommodation throughout, this property benefits from four double bedrooms, three bathrooms and ample reception space for comfortable living and entertaining family and friends.

The accommodation briefly comprises: Entrance hallway leading to the dining room, a spacious living room with french doors leading out, a well equipped kitchen with integrated appliances, a study room, downstairs W.C and a built-in cupboard.

Upstairs, there is a landing leading to master bedroom with an ensuite, a second double bedroom, two further double bedrooms sharing a jack and jill ensuite and a family bathroom.

Externally, this property features a generous split level rear garden with a patio area, pond and mature plants. The garden also benefits from a shed and greenhouse. There is a garage and an allocated parking space with an electric car charger.

Rent: £1750pcm

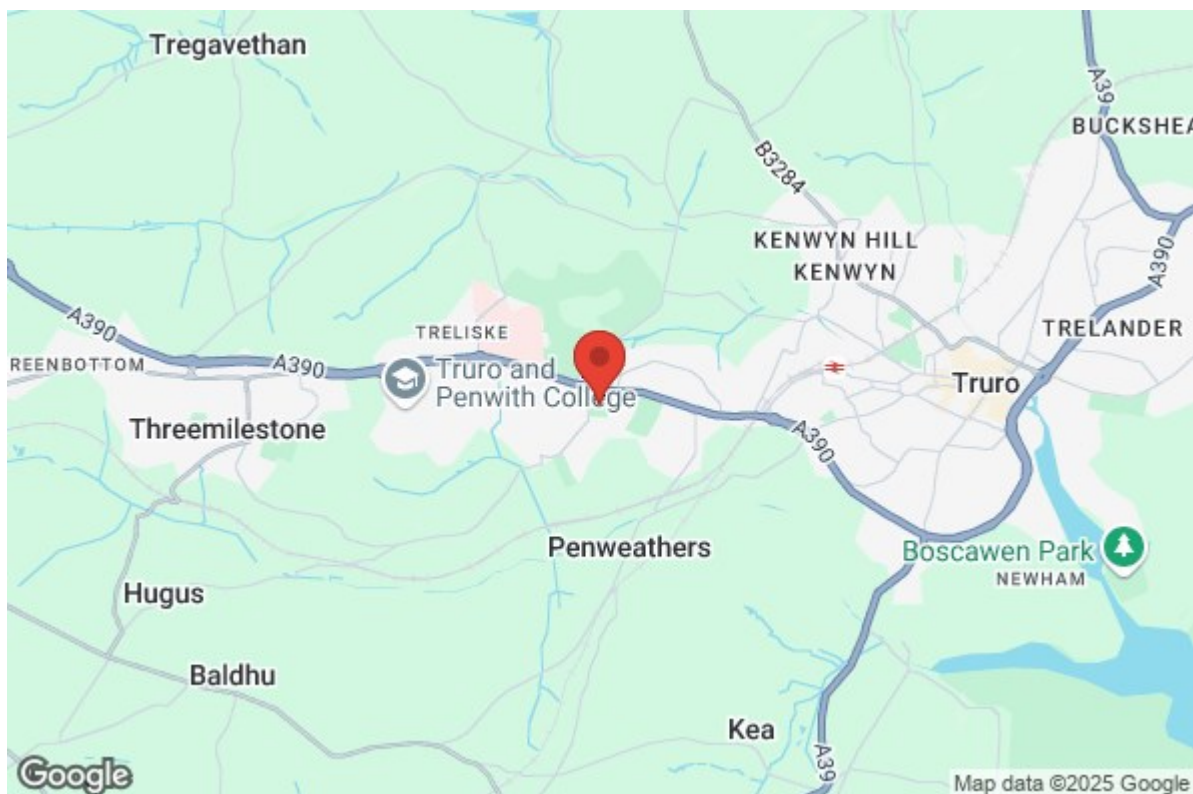
Deposit: £2019

Holding Deposit: £403

EPC: B

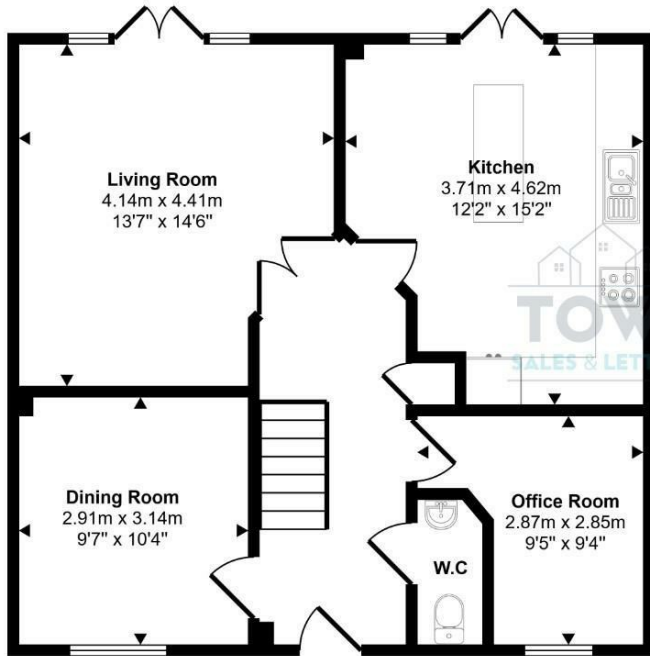
Council Tax Band: E

Length of tenancy: Initially for 6 months

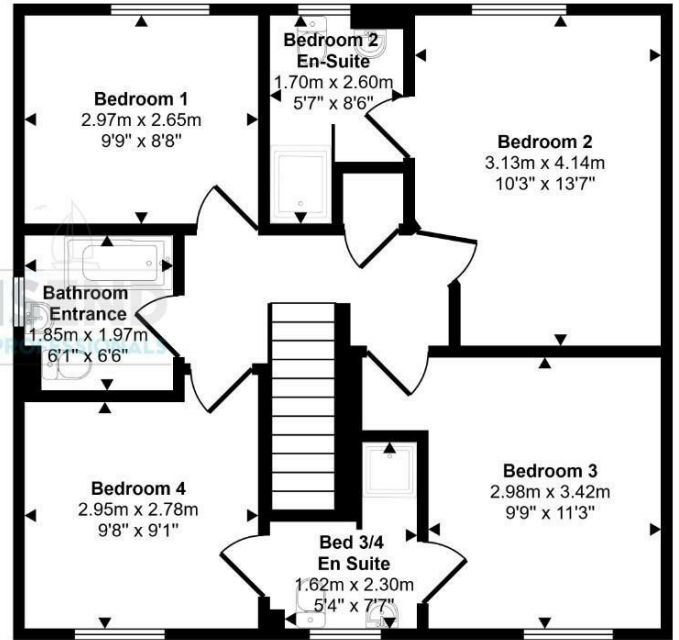




Approx Gross Internal Area
124 sq m / 1332 sq ft

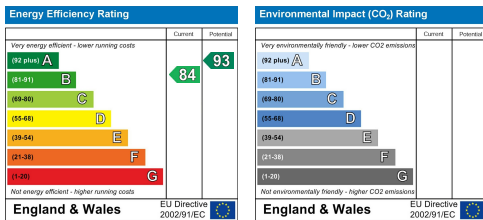


Ground Floor
Approx 62 sq m / 663 sq ft



First Floor
Approx 62 sq m / 669 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.