



Trehaverne Vean, Truro
£395,000

goundrys
SALES

- Detached Three Bedroom Property
- Master Ensuite
- Garden Studio
- Garage

Found within a sought after secluded and peaceful cul-de-sac of Trehaverne Vean Kenwyn being located close to the heart of Truro City is this beautifully presented 3 bedroom Detached (Master en-suite) property which boasts stunning views of Truro Cathedral and the viaduct. This lovely modern family home is presented to a high standard throughout and is one not to be missed.

The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with a door opening into a downstairs W.C. fitted with a white suite. The generous light and airy living room boasts of a coal effect gas burner with doors opening into the spacious conservatory having patio doors onto the decking area being ideal for alfresco dining and enjoying the views over the garden, Viaduct and Cathedral Views.

The kitchen/dining room is well proportioned with integrated appliances and views over the rear garden. The utility area has a range of wall and base units providing extra storage along with a sink and drainer with tap over, from here there is a door leading to the rear garden. On the first floor you will find the master double bedroom having an ensuite shower room, two further bedrooms plus a family bathroom fitted with a white suite.

The attractive mature rear garden is enclosed being laid to lawn with an array of flowers, shrubs and trees. Also, you will find a garden studio plus shed along with a seating area. The property is warmed by Gas Central Heating and also benefits from Double Glazing.





Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Material Information

Tenure: Freehold

Council Tax: D

EPC: C

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars.

They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



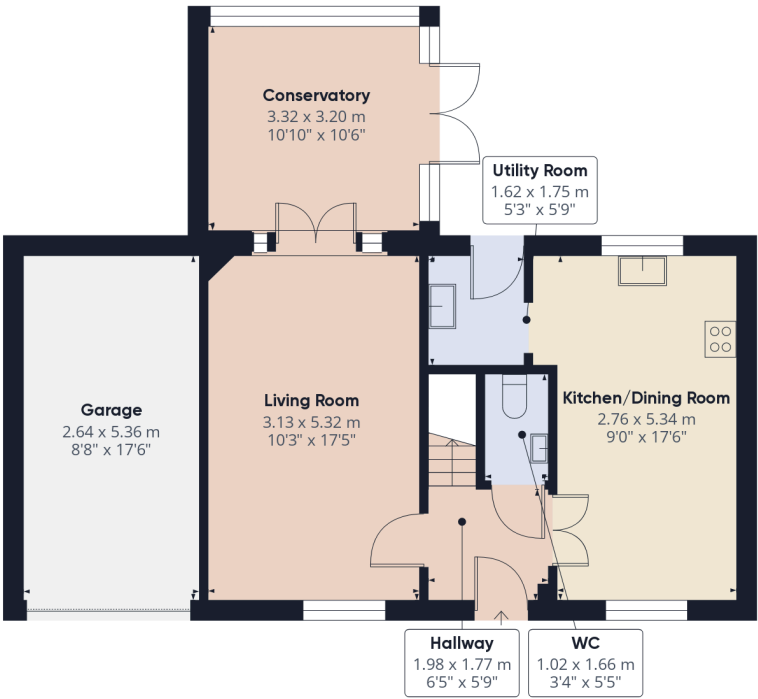
Trehaverne Vean is a small, leafy, desirable development in the Kenwyn area of Truro. The popular St Marys primary school is located nearby. This property offers easy access to the heart of Truro city by way of foot path or road access. There is an easy access foot/cycle path that leads you alongside Rosedale Park, under the viaduct, alongside the river (on the edge of Daubuz Moor) and straight into town, a short $\frac{1}{4}$ mile walk. Truro is the main recreational and retail centre for Cornwall and has a mainline rail link through to London Paddington and the north.



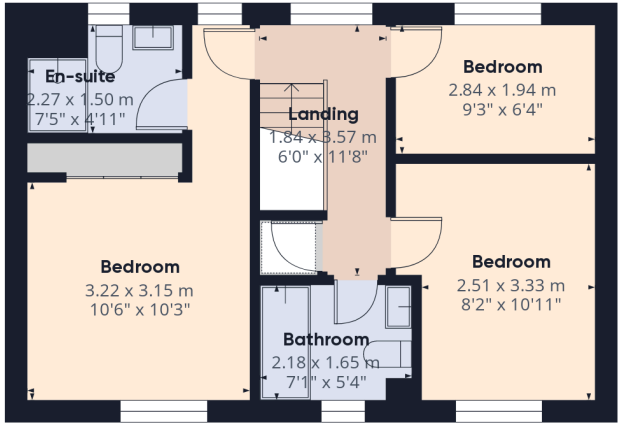
Consumer Protection from Unfair Trading Regulations 2008.

Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY all material information – some of which, is subject to change. We do not work in the capacity of a chartered surveyor therefore any comment on construction / construction age has been provided by our clients and must be verified by the purchaser. All measurements are approximate and therefore for guidance only.

Items shown or mentioned in the particulars are not necessarily included. Verification should be sought. As agents, we advise all buyers to confirm and check any covenants or restrictions that may / may not apply, immediately upon agreeing a purchase with their conveyancer. We also recommend all purchasers have a building survey undertaken. Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose

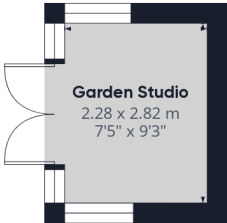


Ground Floor Building 1

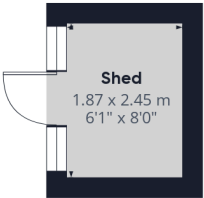


Floor 1 Building 1

Approximate total area⁽¹⁾
437.71 m²
4711.4 ft²



Ground Floor Building 2



Ground Floor Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.