

Welcome to

Tri Veru

Truro | Cornwall



CHARLES CHURCH



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

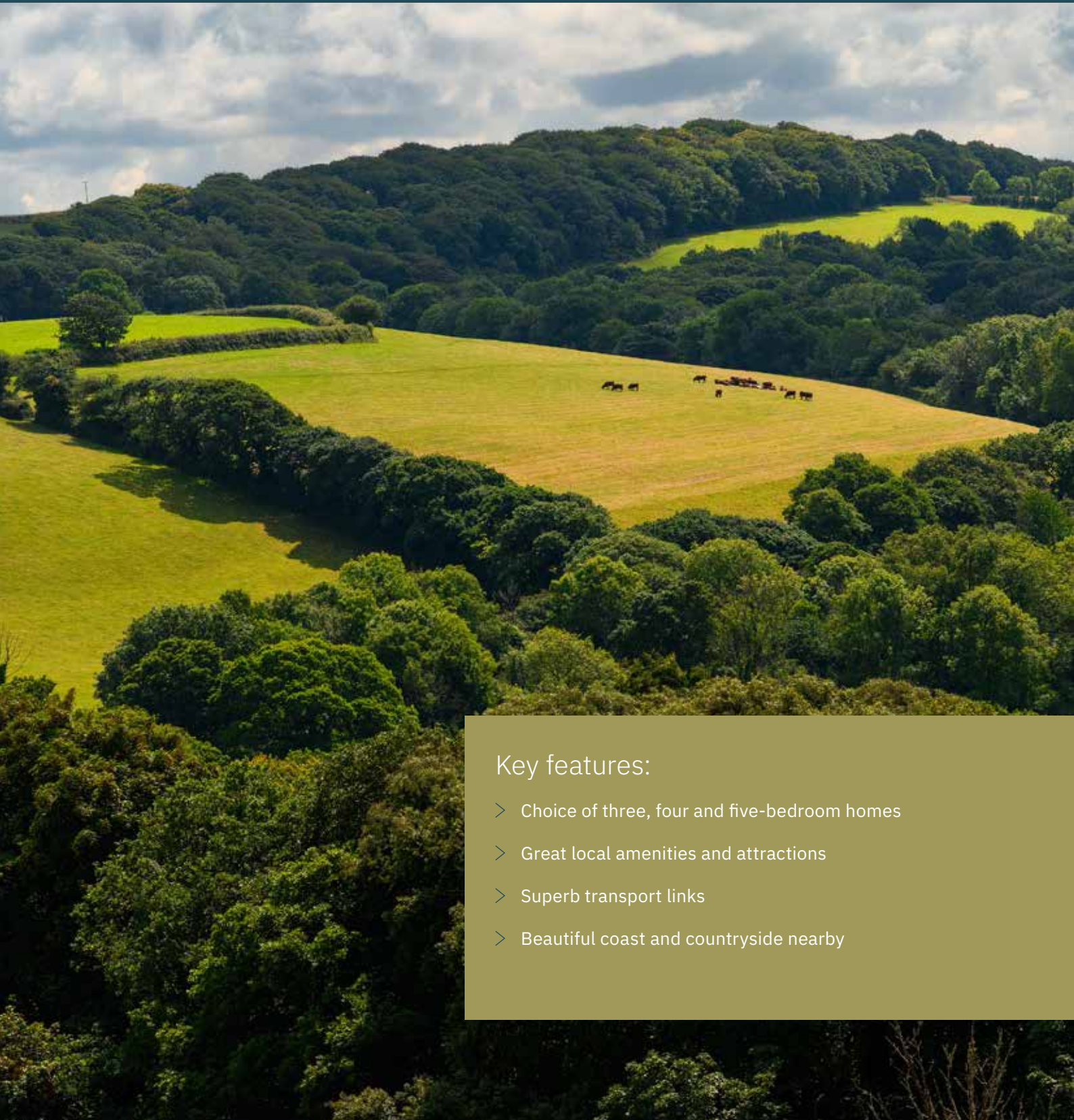
Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Tri Veru

Truro | Cornwall



Key features:

- > Choice of three, four and five-bedroom homes
- > Great local amenities and attractions
- > Superb transport links
- > Beautiful coast and countryside nearby

A fantastic location in the Cornish capital

Presenting a stunning range of three, four and five-bedroom homes, Tri Veru is perfectly positioned to make the most of Truro's amenities and the stunning Cornish landscape.

Set in a desirable position with far-reaching views over the countryside, Tri Veru is just minutes from all that Truro has to offer. With history, culture, shopping and attractions in abundance, the cathedral city is a great place to call home. It's also an ideal base from which to reach popular coastal destinations Falmouth and St Mawes, surfing hotspots Perranporth and Portreath, and commuter destinations Exeter and Plymouth.

Great amenities nearby

In the heart of Truro you'll find a fantastic mix of high street and independent shops, including those at popular Lemon Street Market, which also houses an art gallery and eateries. There are restaurants aplenty in the attractive city centre, and you'll also find a good selection of supermarkets and services for all your everyday needs.

Stunning landscape to explore

It's not hard to fall in love with the stunning Cornish countryside. Living at Tri Veru you'll have beautiful parks and riverside walks nearby, and the Roseland Peninsula Coastal path a short drive away. Spend hours wandering the idyllic National Trust Trelissick Garden, or make the 30-minute trip south to reach charming Falmouth and the surrounding beaches.

With the added benefits of excellent local schooling, wide open spaces and family-friendly attractions, this development has so much to offer.



Always in reach.

- > Tri Veru is situated just off the A390, which leads to the A30, giving easy access to the city of Exeter and the M5, as well as the rest of Cornwall. The area also benefits from exceptional public transport links, with a great bus network and a train station operating regular and direct services to Exeter, Plymouth and London Paddington.



Approximate travel distance by car to:

- > A39: **0.1 miles**
- > Truro city centre: **0.9 miles**
- > Truro train station: **1 miles**
- > Treliske hospital: **2 miles**
- > Falmouth: **10.5 miles**
- > Newquay Airport: **20 miles**

Tri Veru

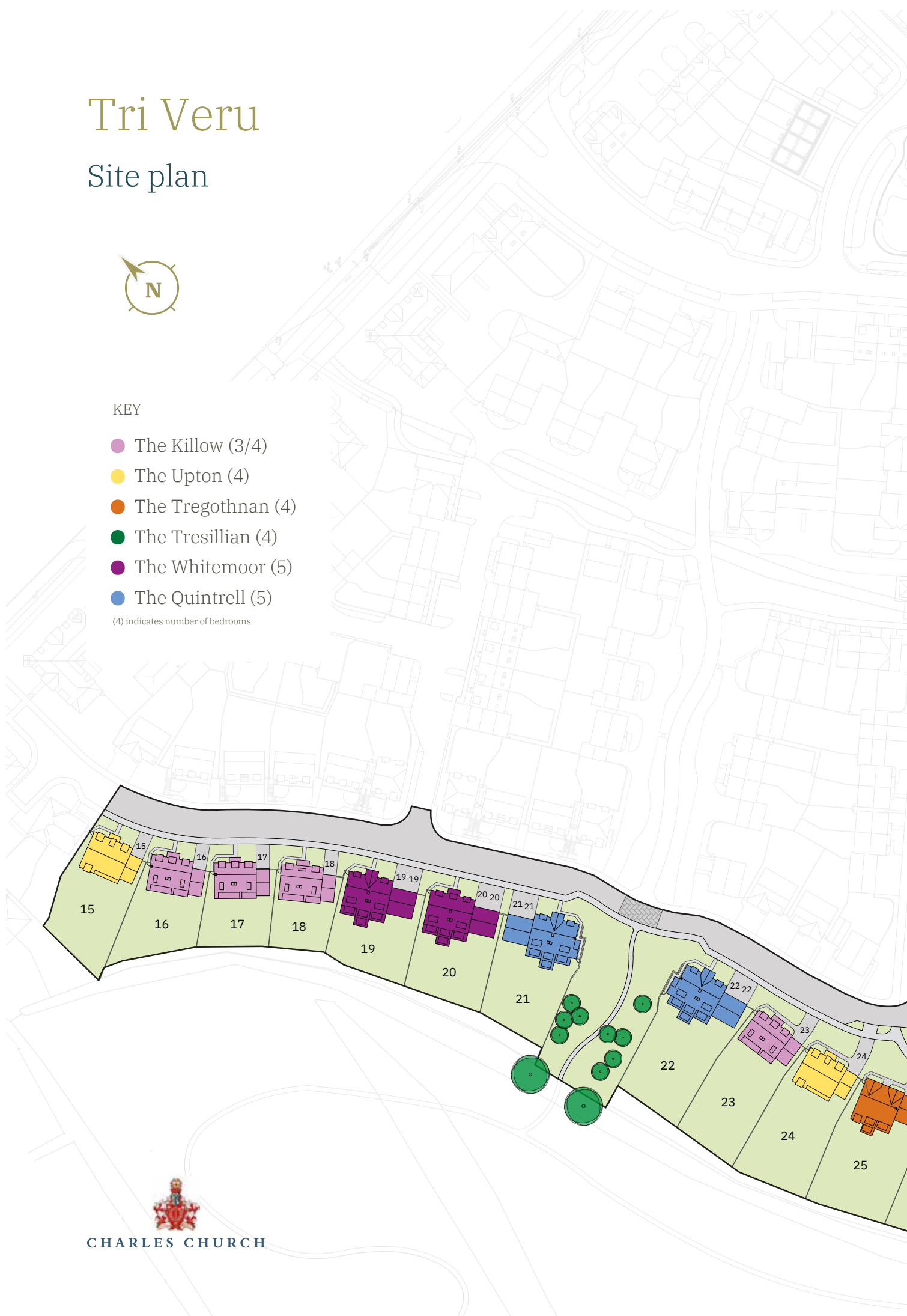
Site plan



KEY

-  The Killow (3/4)
-  The Upton (4)
-  The Tregothnan (4)
-  The Tresillian (4)
-  The Whitemoor (5)
-  The Quintrell (5)

(4) indicates number of bedrooms



CHARLES CHURCH



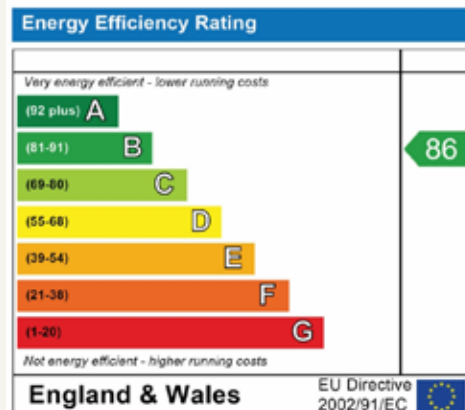
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The Killow

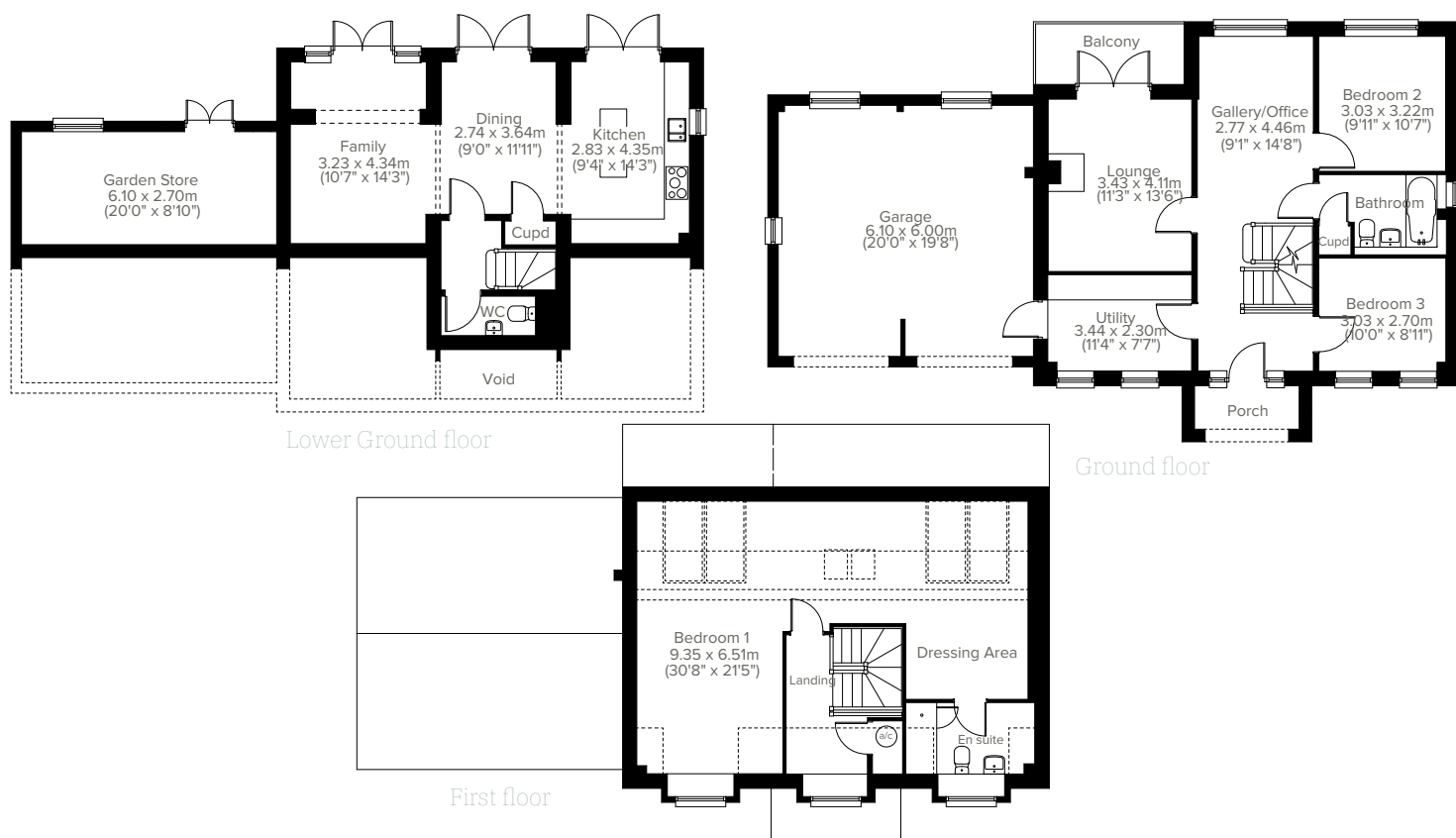


THE KILLOW

3 bedroom home



The spacious lower ground floor of the Killow is shared between a large open-plan kitchen/dining room/family room with French doors to the garden and a separate garden store. The ground floor has an single integral garage, a living room with balcony, gallery/office, utility and two bedrooms. Plus the first floor has bedroom one with a dressing room and en suite.



* Integral personnel doors into garage subject plot specific levels

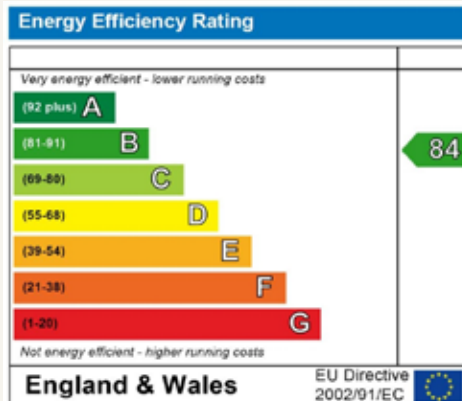
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The Killow

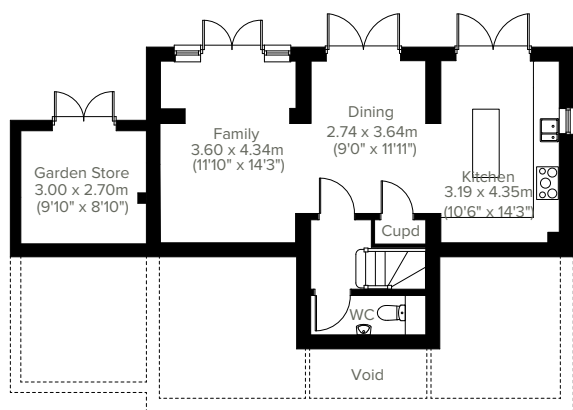


THE KILLOW

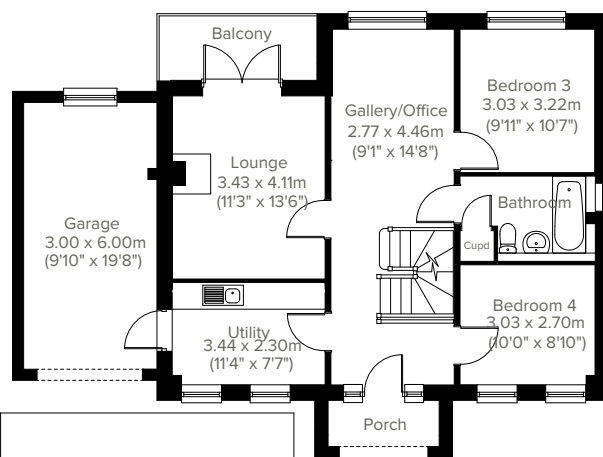
4 bedroom home



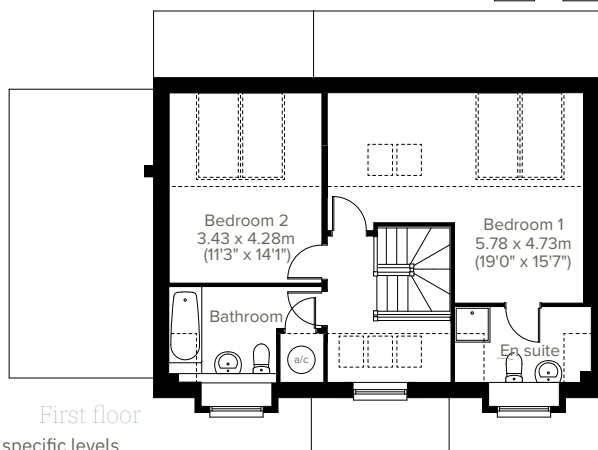
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Lower Ground floor



Ground floor



First floor

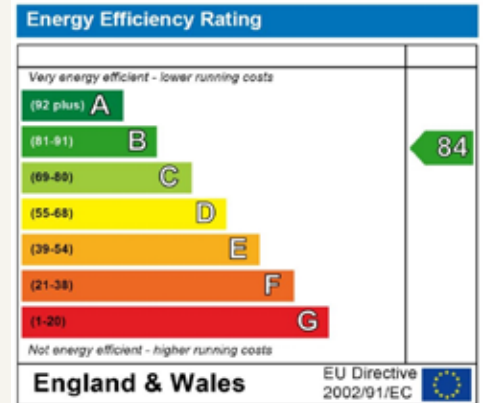
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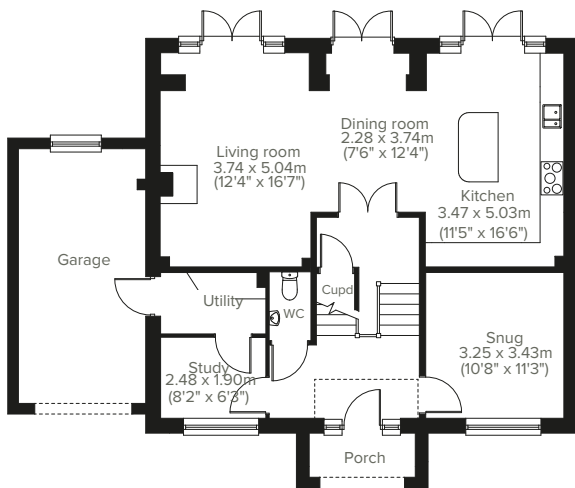
The Upton



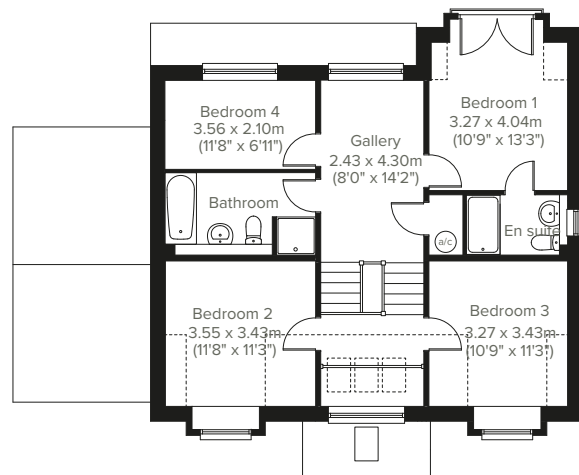
THE UPTON
4 bedroom home



The Upton features an open plan kitchen/dining/living room with French doors to the garden - a great entertaining space for friends and family - plus a snug, study, utility and garage. Four good-sized bedrooms and an en suite to bedroom one, plus a family bathroom and a gallery, complete this family-friendly home.



Ground floor



First floor

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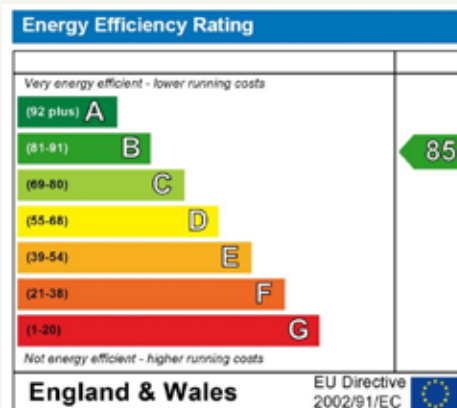
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The Tregothnan

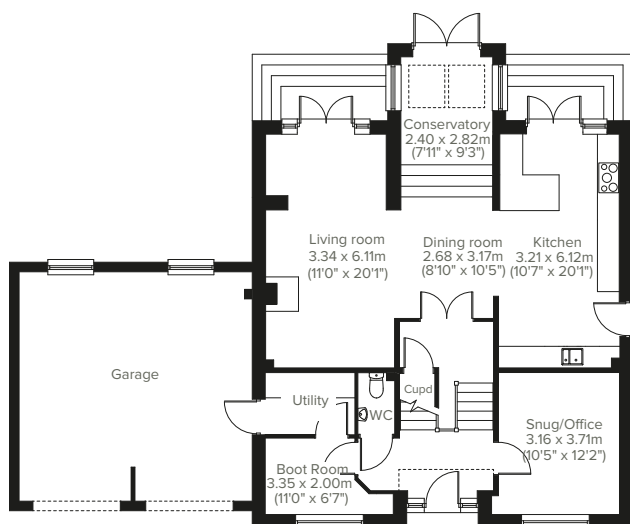


THE TREGOTHNAN

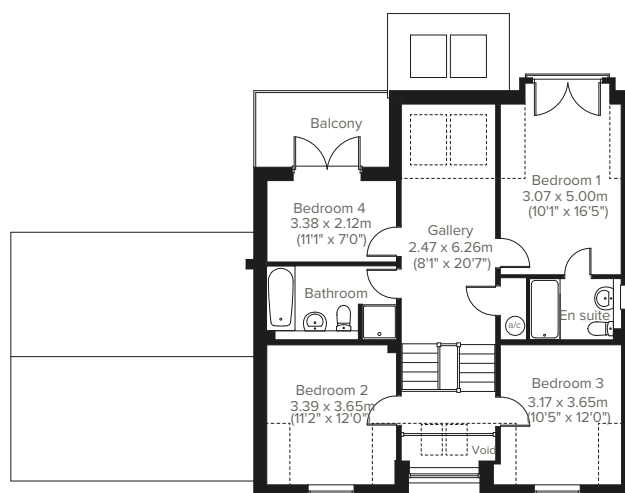
4 bedroom home



The Tregothnan is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining/living room, featuring French doors to the garden. There's also a separate snug/office, boot room, utility and ample storage. Upstairs there are four bedrooms, with an en suite to bedroom one and a balcony to bedroom four.



Ground floor



First floor

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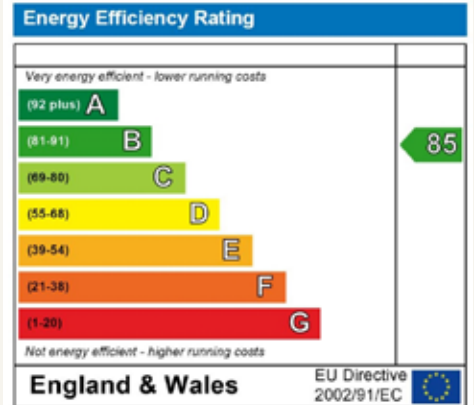
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The Tresillian

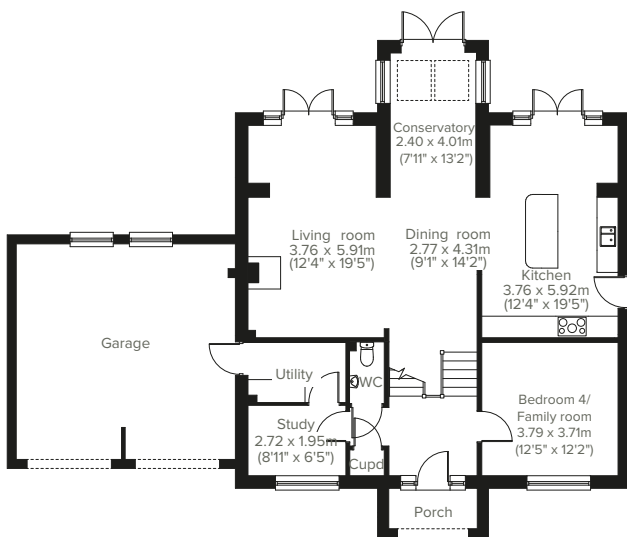


THE TRESILLIAN

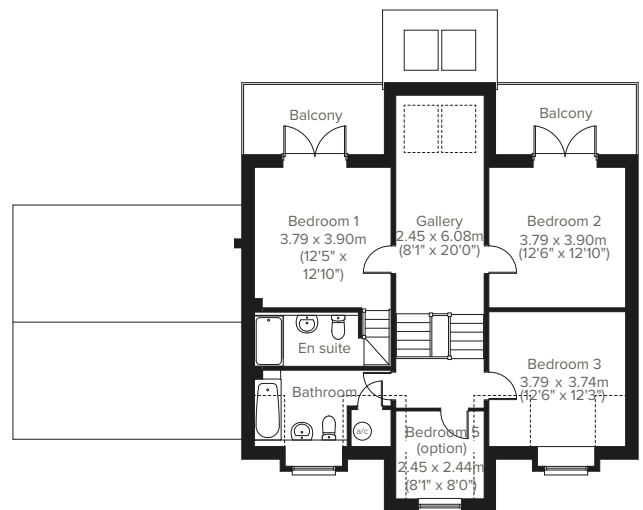
4 bedroom home



The Tresillian is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining/living room, with French doors to the garden. There's also a separate utility, study, bedroom four/family room and ample storage. Upstairs, three bedrooms and two bathrooms give plenty of scope for a growing family and for guests. Finally, there's a double garage and balconies to bedrooms one and two.



Ground floor



First floor

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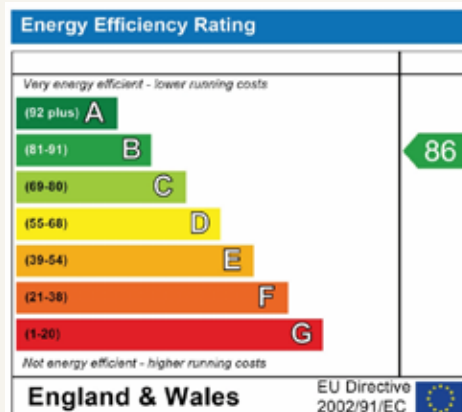
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The Whitemoor

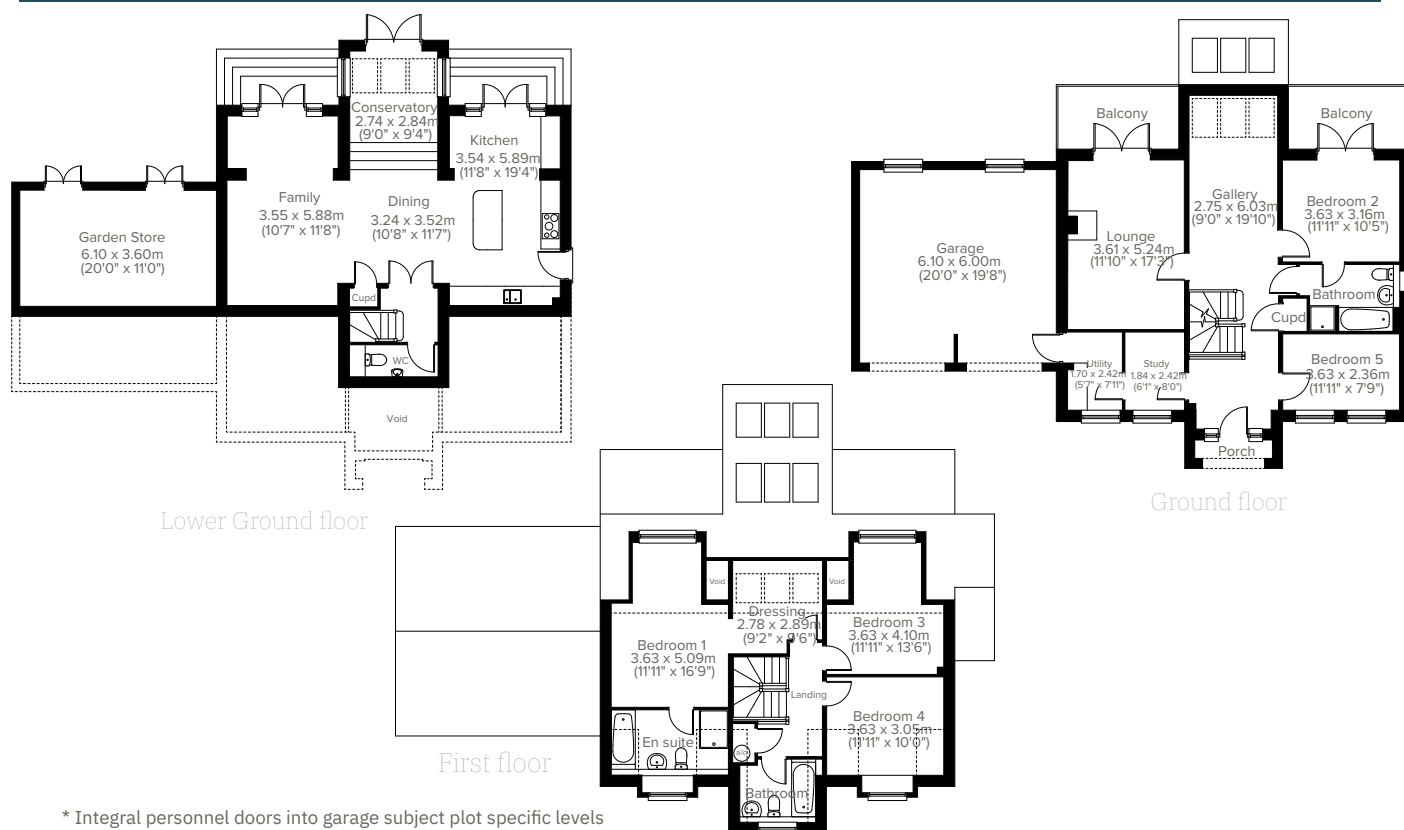


THE WHITEMOOR

5 bedroom home



A stunning open-plan lower ground floor with conservatory and three sets of door to the garden is the jewel in the crown of the Whitemoor. The extensive ground floor includes a living room, utility, study, bathroom and three bedrooms, while the top floor offers three further bedrooms and two more bathrooms. Additional features include a double garage, two balconies, a garden store and dressing room.



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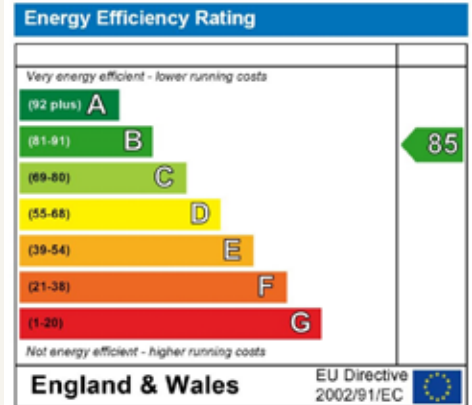
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The Quintrell

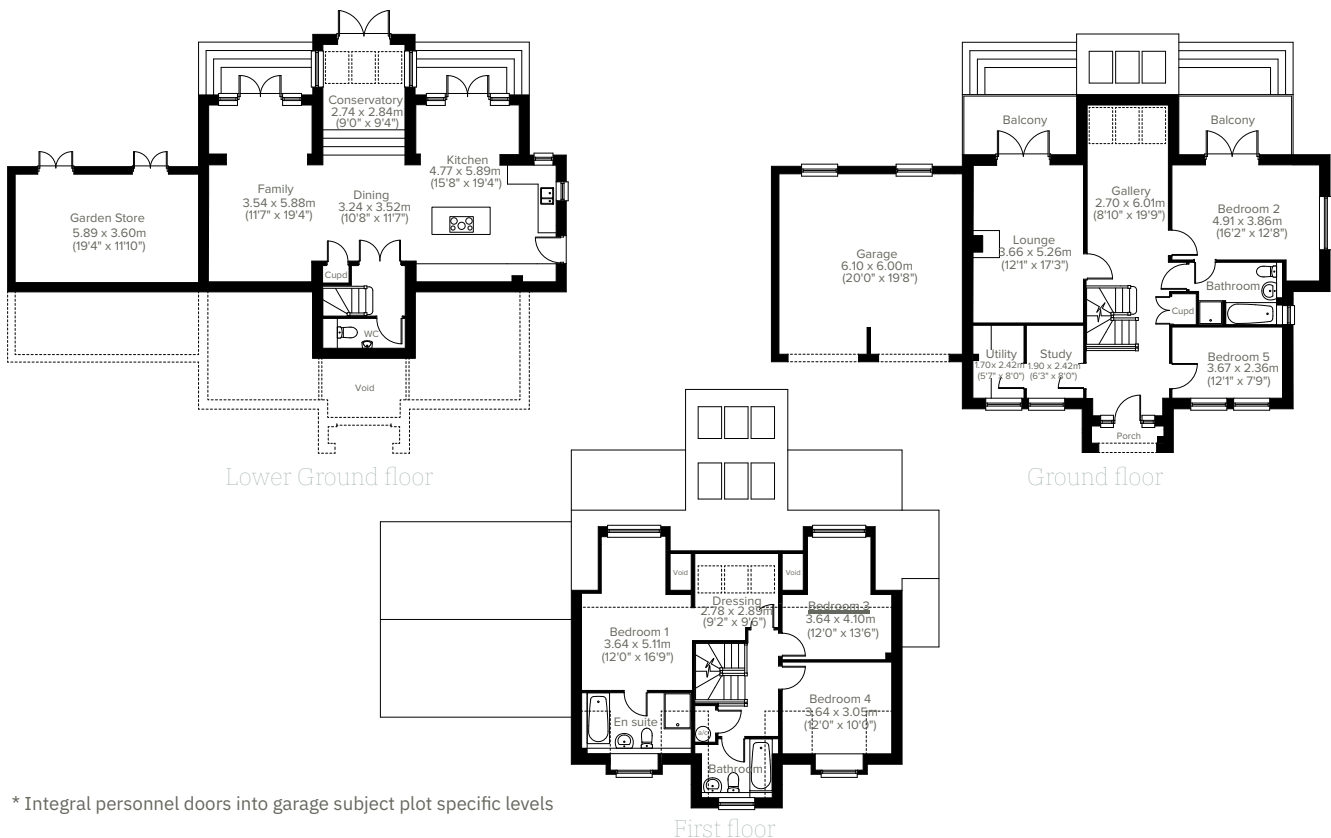


THE QUINTRELL

5 bedroom home



The magnificent Quintrell offers plenty of beautiful yet practical space. A vast open plan lower ground floor opens up to the garden, offering fantastic family living. The two upper floors combine to include a living room, study, utility, five bedrooms and three bathrooms. The living room and bedroom two both benefit from balconies, while other practical features include the double garage and garden store.



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Specifications

- ⊗ UPVC double glazed windows
- ⊗ Rear PIR Sensor
- ⊗ Smooth finish ceilings
- ⊗ Chrome sockets and light switches throughout
- ⊗ Downlighters to kitchen, bathroom and ensuite(s)
- ⊗ Oak veneer, 5 panel doors
- ⊗ Gas central heating
- ⊗ TV point to living room and bedroom 1 and 2, snug where applicable
- ⊗ Prewired for digital TV
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Silestone splashback
- ⊗ Integrated fridge/freezer
- ⊗ AEG single oven and AEG compact oven
- ⊗ Plumbing for washing machine
- ⊗ AEG induction hob or 4-zone black hob
- ⊗ Integrated dishwasher
- ⊗ Contemporary style sanitaryware (Tesi range)
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira Agile S EV eco shower to family bathroom and en suite(s)
- ⊗ Mira Agile EV to second en suites
- ⊗ Chrome towel radiators in main bathroom and en suite(s)
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ Burglar alarm
- ⊗ Lockable windows
- ⊗ Security chain to front door
- ⊗ Smoke detectors to hall and landing
- ⊗ Power and light to garage (within integral of plot)
- ⊗ Double sided hit and miss fence
- ⊗ 10 year new homes warranty
- ⊗ Electric car charging point to 7.4kw to garage
- ⊗ Silestone work tops to kitchen
- ⊗ Termatech streamline 2 log burner to living room
- ⊗ Wardrobe to bedroom 1
- ⊗ LVT flooring to kitchen, bathrooms and WC



Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



It pays to buy new.

- **No chains**

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.
- **No space goes to waste**

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.
- **Living it up in style**

When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.
- **Less work, more freedom**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.
- **Flexible ways to buy**

We offer a range of schemes to help get you on the property ladder, including Home Change, Part Exchange and Help to Buy.
- **Better safe than sorry**

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.
- **Lower energy bills**

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.
- **First-rate, not second-best**

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them.
- **Long-term peace of mind**

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.
- **The choice is all yours**

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).

#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurch_homes](https://www.instagram.com/charleschurch_homes)



Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be one of the lucky winner we pick every month to receive a £100 John Lewis voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good Luck

**CONSUMER
CODE FOR
HOME BUILDERS**

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Charles Church Developments Limited, Registered
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Registered in England no: 1182689

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