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Plot 25



### DESCRIPTION

Welcome to Tri Veru, an exclusive development of 24 homes on the outskirts of Truro. A range of four and five-bedroom homes, Tri Veru is perfectly positioned to make the most of Truro's amenities and the stunning Cornish landscape.

The Tregothnan presents itself as an exceptional family residence. The focal point of the main level is an expansive open-plan kitchen, dining, and living area, complete with French doors leading to the garden. Additionally, there is a snug/office, practical boot room, utility area, and abundant storage space. The upper floor boasts four bedrooms, including an en suite for the master bedroom and a balcony for the fourth bedroom. The inclusion of integral personnel doors into the garage is subject to plot-specific considerations.

Set in a desirable position with far-reaching views over the countryside, the development 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.

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 essential services for all your everyday needs. Tri

Veru is well-placed for local schooling too, with several educational options nearby including Truro College, rated 'Outstanding' by Ofsted.

### ROOM DIMENSIONS

#### Ground Floor

Living room - 3.34 x 6.11 metre  
Dining room - 2.68 x 3.17 metre  
Kitchen - 3.21 x 6.12 metre  
Conservatory - 2.4 x 2.82 metre  
Boot Room - 3.35 x 2.0 metre  
Snug/Office - 3.16 x 3.71 metre

#### First Floor

Bedroom One - 3.07 x 5.0 metre  
Bedroom Two - 3.39 x 3.65 metre  
Bedroom Three - 3.17 x 3.65 metre  
Bedroom Four - 3.38 x 2.12 metre  
Gallery - 2.47 x 6.26 metre

### ADDITIONAL INFORMATION

Tenure: Freehold  
Council tax band: Not made available by local authority until post-occupation  
EPC: TBC  
Parking - Double Garage and off road parking

Call Stags on 01872 264488 for further information.

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The Tregothnan, a four bedroom family residence with landscaped gardens and far reaching views. The expansive home offers an open-plan kitchen/dining/living area, complete with French doors leading to the garden. Additionally, there is a snug/office, practical boot room, utility area, and abundant storage space.

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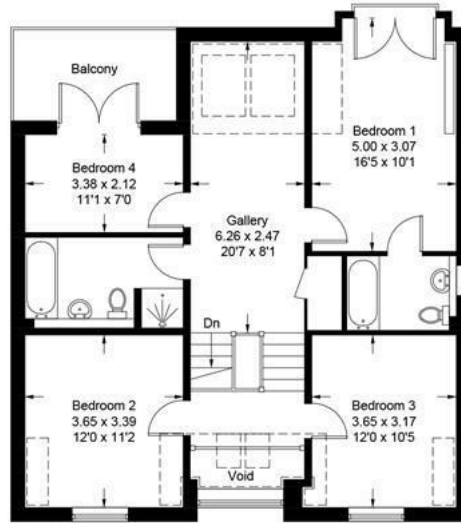
- 10 Year NHBC And LABC Warranty
- 4 Bed Executive Home
- Landscaped Garden
- Double Garage
- Far Reaching Views
- Proximity To Truro
- Call Stags For More Information
- Part Exchange Available Dependant On Situation

**Guide Price £855,000**

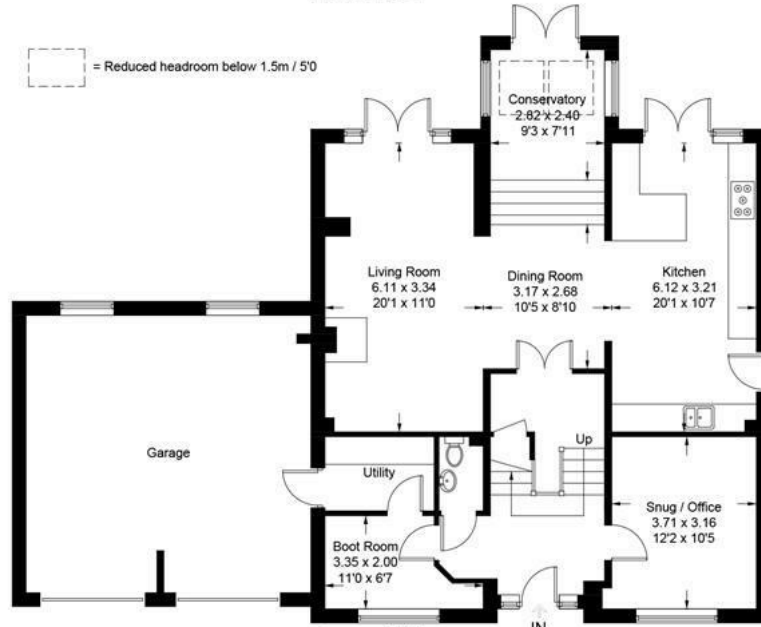




Approximate Gross Internal Area = 181.0 sq m / 1948 sq ft  
(Excluding Garage / Void)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029949)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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