



Plot 17



Truro City

An expansive three bedroom detached home with far reaching views, off road parking, garage and studio room in garden.

- Call Stags For More Information
- New Build
- Far Reaching Views
- 10 Year NHBC And LABC Warranty
- Traditional Build
- Proximity To Truro
- Executive Home
- Part Exchange Available Dependant On Situation

Guide Price £699,995

### 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 expansive lower level of the Killow residence is divided into a generously sized open-plan kitchen, dining area, and family room, featuring French doors that open to the garden, along with a separate garden store. The ground floor includes an integrated double garage, a living room with a balcony, a gallery/office space, a utility room, and two bedrooms. Moving up to the first floor, you'll find the primary bedroom with a dressing room.

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

Lower Ground Floor  
Kitchen - 3.19 x 4.35 metre  
Dining room - 2.74 x 3.64 metre  
Family room - 3.6 x 4.34 metre  
Garden store - 3.0 x 3.81 metre

Ground Floor (4-bedroom option)

Living room - 3.43 x 4.35 metre  
Bedroom 3 - 3.03 x 3.22 metre  
Bedroom 4 - 3.03 x 2.7 metre  
Gallery/Office - 2.77 x 4.46 metre

First Floor  
Bedroom 1 - 5.78 x 4.73 metre  
Bedroom 2 - 3.43 x 4.28 metre

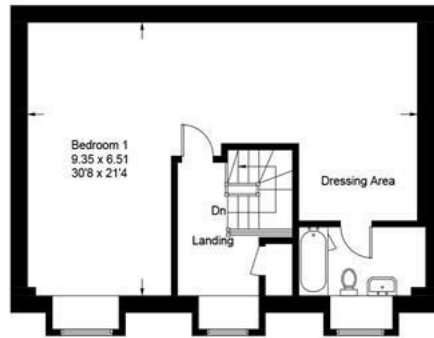
### ADDITIONAL INFORMATION

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

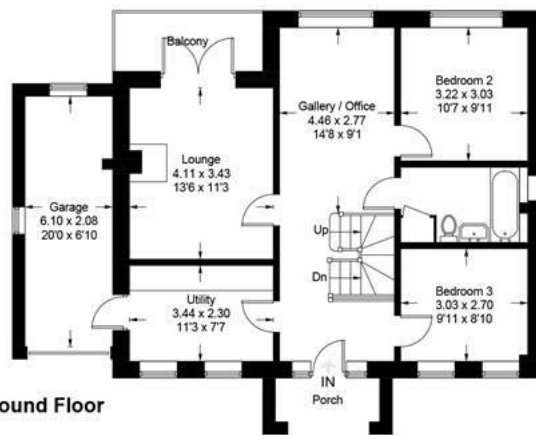
Call Stags on 01872 264488 for further information.



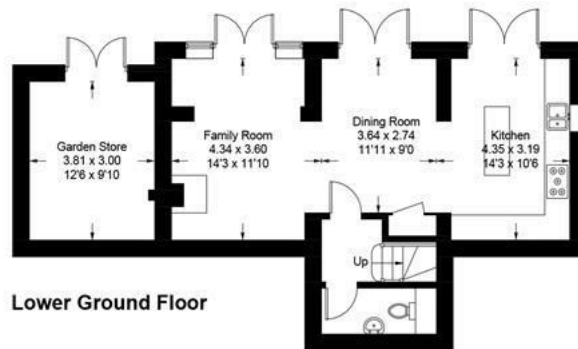
Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft  
(Including Garage)



First Floor



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1029655)

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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