



Plot 32



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 Whitemoor's standout feature is its stunning open-plan lower ground floor, which includes a conservatory and three sets of doors leading to the garden. The extensive ground floor boasts a living room, utility room, study, bathroom, and two bedrooms. The top floor offers three additional bedrooms and two more bathrooms. Additional amenities include a double garage, two balconies, a garden store, and 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
Garden Store - 6.1 x 3.6 metre
Family room - 3.55 x 5.88 metre
Dining room - 3.24 x 3.52 metre
Kitchen - 3.54 x 5.89 metre
Conservatory - 2.74 x 2.84 metre
Ground Floor

Living room - 3.61 x 5.24 metre
Gallery - 2.75 x 6.03 metre
Study - 1.84 x 2.42 metre
Bedroom Two - 3.63 x 3.16 metre
Bedroom Five - 3.63 x 2.36 metre

First Floor

Bedroom One - 3.63 x 5.09 metre
Bedroom Three - 3.63 x 4.1 metre
Bedroom Four - 3.63 x 3.05 metre

ADDITIONAL INFORMATION

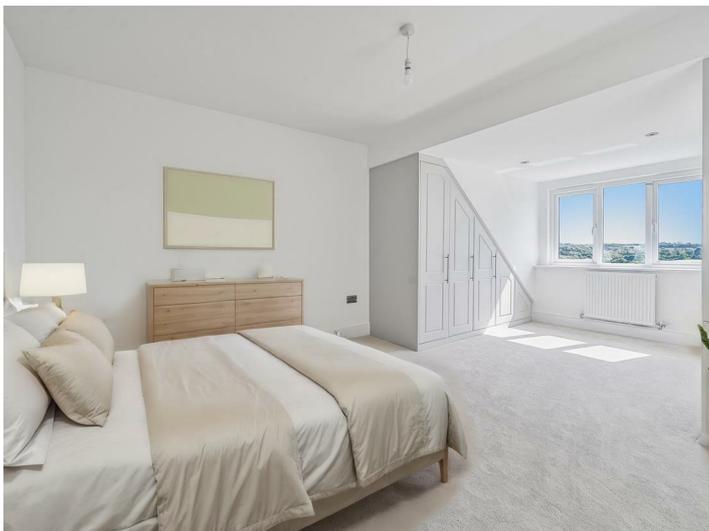
Tenure: Freehold
Council tax band: Not made available by local authority until post-occupation
EPC: TBC
Parking - Double Garage and off road parking

Call Stags on 01872 264488 for further information.

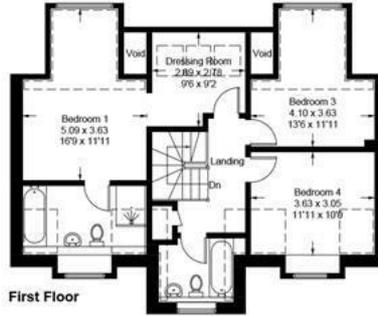
A stunning open-plan, five bedroom, detached home with double garage, landscaped garden and £35,000 of extras included.

- 10 Year NHBC And LABC Warranty
- 5 Bed Executive Home
- £35,000 of Extras
- Double Garage
- Far Reaching Views
- Proximity To Truro
- Call Stags For More Information
- Part Exchange Available Dependant On Situation

Guide Price £975,000



Approximate Gross Internal Area = 294.8 sq m / 3173 sq ft
(Including Garage & Excluding Voids)



= Reduced headroom below 1.5m / 5'0"

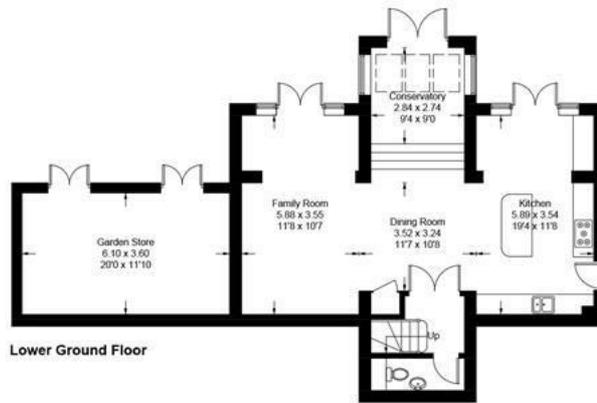


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029952)

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.



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
89-91	A		
81-88	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Net energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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