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Plot 19



### DESCRIPTION

Welcome to Tri Veru, an exclusive development of 24 homes on the outskirts of Truro. A 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.

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

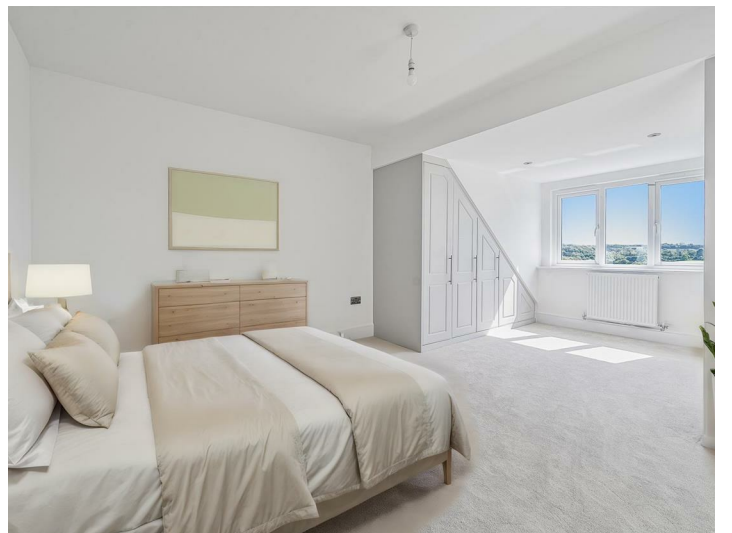
CALL STAGS FOR FURTHER INFORMATION!

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

- Completed Build Ready to Move In
- 5 Bed Executive Home
- 3 Storey Home
- £35,000 of Extras
- Fully integrated kitchen & Quartz worktops
- Landscaped Rear Garden
- Double Garage
- Part Exchange Available Dependant On Situation
- Far Reaching Views
- Proximity To Truro

Guide Price £835,000





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

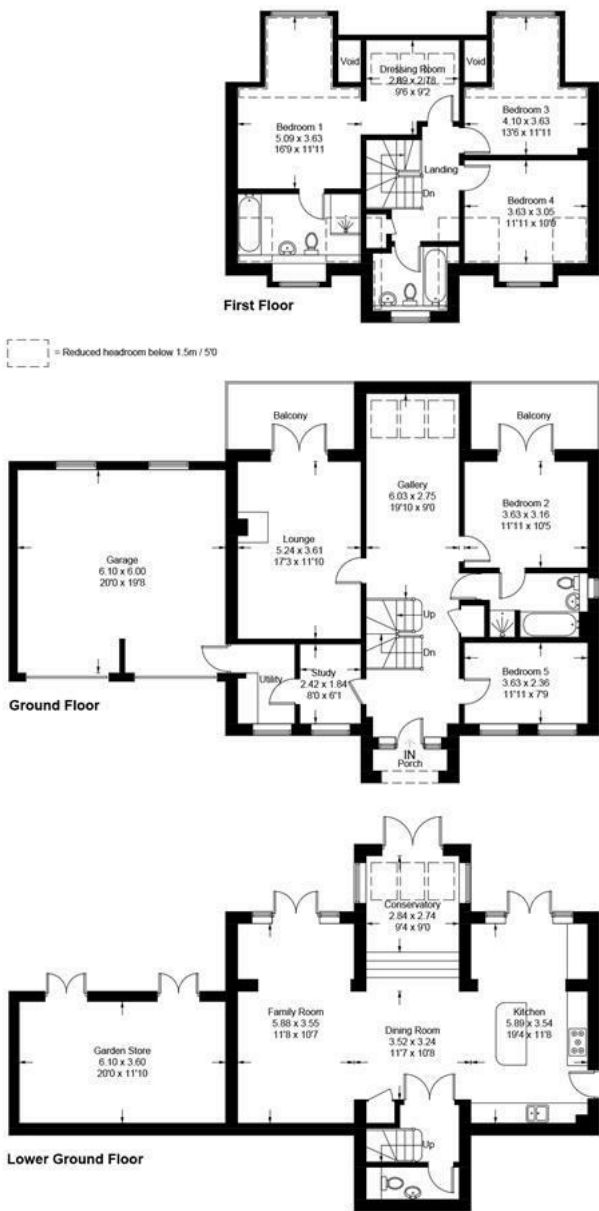


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029952)

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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(49-54) <b>E</b>		
(41-48) <b>F</b>		
(35-40) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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