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Plot 27



### 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 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.

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 - 3.76 x 5.91 metre

Dining room - 2.77 x 4.31 metre

Kitchen - 3.76 x 5.92 metre

Conservatory - 2.4 x 4.01 metre

Bedroom 4/Family room - 3.79 x 3.71 metre

Study - 2.72 x 1.95 metre

First Floor

Bedroom 1 - 3.79 x 3.9 metre

Bedroom 2 - 3.79 x 3.9 metre

Bedroom 3 - 3.79 x 3.74 metre

Bedroom 5 - 2.45 x 2.44 metre

Gallery - 2.45 x 6.08 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 superb five bedroom family home with double garage and far reaching views on the edge of Truro.

- Five Bedroom + Study
- Detached
- Large Open Plan kitchen/dining/living room
- Conservatory with french doors to garden
- Double Garage and Parking Spaces
- 10 Year NHBC And LABC Warranty
- Part Exchange Available Dependant On Situation
- Proximity To Truro
- Far Reaching Views
- Turn Key Home

Guide Price £895,000





Plot 27, Gwarak Tewdar, Truro, Cornwall, TR1 2FL



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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