



9 Trethowan Heights



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Truro, Cornwall, TR1 3QQ

City Centre - 1.5 miles North Coast - 9 miles Falmouth - 12 miles

Detached individual home situated in a cul-de-sac on the western outskirts of the City

- Well-presented throughout
- Kitchen/breakfast room
- 3 Bath/shower rooms
- 0.3 acre plot
- Freehold
- 2 Reception rooms
- 5 Bedrooms
- Double garage
- Mature gardens and grounds
- Council Tax Band F

Guide Price £600,000

SITUATION

The ancient port and market town of Truro situated in a valley at the head of the beautiful river bearing its name is dominated by the splendid three spired Cathedral standing at its heart. Forming the administrative and cultural centre of Cornwall, the city offers a comprehensive range of retail and leisure amenities together with the county's leading educational facilities.

9 Trethowan Heights is situated in an established and highly regarded residential cul-de-sac on the western outskirts of the city with easy access to a wide variety of restaurants and pubs together with a cinema and the Hall for Cornwall. The Royal Cornwall Hospital is just over a mile away.

Public transport links are excellent with Truro having a main line rail connection to London Paddington and flights departing to international and domestic destinations from Newquay airport on the north coast.



THE PROPERTY

Constructed in the late 1980's, this individual detached home is available on the open market for the first time in around 17 years and stands amidst mature gardens of around 0.3 acre. With views to local countryside, the spacious accommodation is arranged over three levels and is well-presented throughout.

The light filled reception hall has patio doors opening to a sun terrace and garden with stairs descending to a bedroom wing and glazed screen to the sitting room. The lower three bedrooms are served by a bathroom. The dual aspect sitting room overlooks the garden with woodburning stove and patio doors to the terrace. The dining room has views to the front and leads to the well-appointed kitchen/breakfast room. Completing the ground floor is a utility and separate shower room.

On the first floor are two further bedrooms and a bathroom.

OUTSIDE

The property is approached from the head of the cul-de-sac over a tarmac driveway that provides ample parking and affords direct access to the double garage. Surrounding the house are delightful mature gardens with a variety of lawns and seating areas, enclosed by an established range of flowering shrubs and plants

SERVICES & NOTES

Mains water, electricity and drainage. Gas fired central heating. Upto Ultrafast Broadband is available in the area (Ofcom). Mobile Network is likely to be available outdoors and limited indoors (Ofcom).

The land to the west of Trethowan Heights has consent for residential development.

VIEWINGS

Strictly by prior appointment with Stags Truro Office on 01872 264488

DIRECTIONS

Proceed out of Truro on the A390 towards the hospital. In Hightertown, turn left into Penwethers Lane and continue into Trethowan Heights. Number 9 is at the far end of the cul-de-sac.



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.

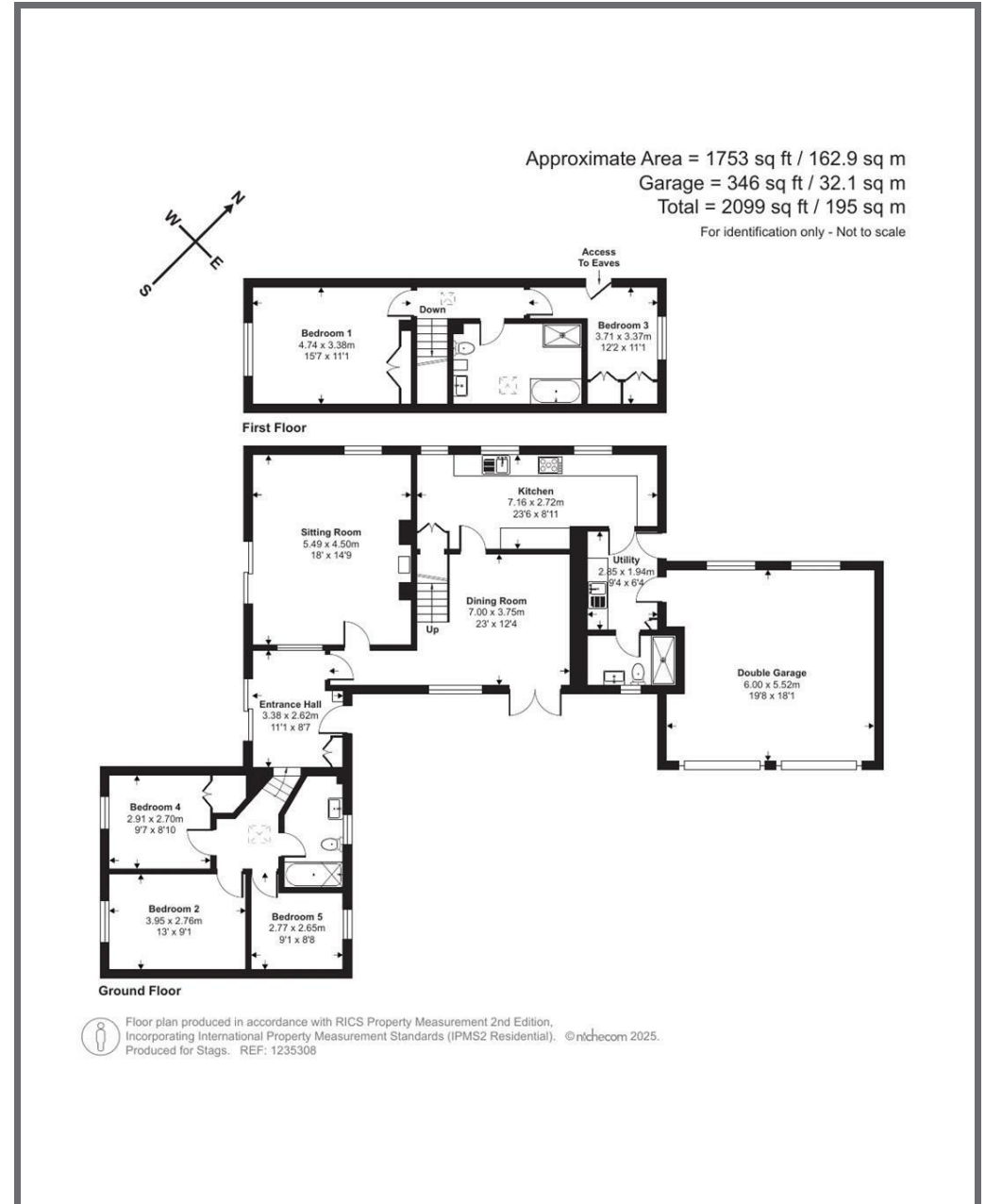


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales		
EU Directive 2002/91/EC		

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