



7 Gwel Nans Tregeworra, Truro

Guide Price £525,000



CLIVEPEARCE

01872 272622 | hello@clivepearceproperty.com



Guide Price
£525,000

A fine home with superb accommodation over three levels, sun trap walled garden and a double garage/coach house. Flexible space. An exceptional location on this stylish development.

Property Description

Why You'll Like it

In collaboration with the Duchy of Cornwall, this inspired development brings to fruition a longheld vision to create a sustainable community where beauty and elegance underpin modern, luxurious eco friendly homes. This elegant town house arranged over three floors is on the end of a terrace in the first half of the stunning Georgian style crescent. Traditional features such as high ceiling and sash windows blend with double glazing, zoned heating and connectivity for TV/Broadband. An impressive tiled porch leads to the reception hall off which you'll find a guest WC. A second reception room or formal dining room and the open plan kitchen/dining room are at this level. Doors from the kitchen open onto the suntrap walled garden. The kitchen is fitted with Shaker style cabinets and has integrated appliances. The cabinets are topped with granite worksurfaces and there is a practical Kardean tile effect floor. Heading upstairs, you'll find the main bedroom suite with built in wardrobe and en-suite shower bathroom and an elegant sitting room with woodburning stove. The second floor has three further bedrooms and a well appointed family bathroom. The fabulous large double garage with coachhouse above is an excellent feature and has potential for a number of uses subject to gaining the necessary permissions. The walled garden is West facing and has seating and planting areas and a path leading to the garage and external stairs to the workshop above.

Where It Is

Perched at the top of the hill, this exceptionally convenient location gives great access to the city centre and also the St Austell and Newquay roads. Waitrose and The Cornish Food Store are your local "corner shops". There are good choices of local schools, with Archbishop Benson primary school and Penair senior school close by. For those interested in the independent schools, Truro School can be reached easily as can Truro High School. Truro has a main line train station with a regular service to London and the North. Daily flights to a wide choice of UK and other destinations depart from Newquay. The city centre is close at hand with an array of local and national stores, restaurants, bars, theatre, five screen cinema and nightlife.

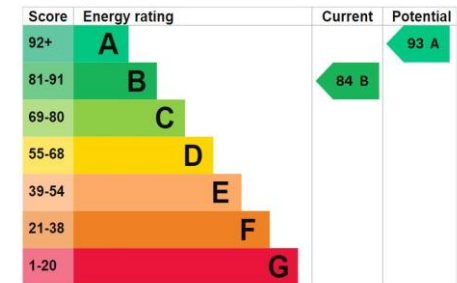
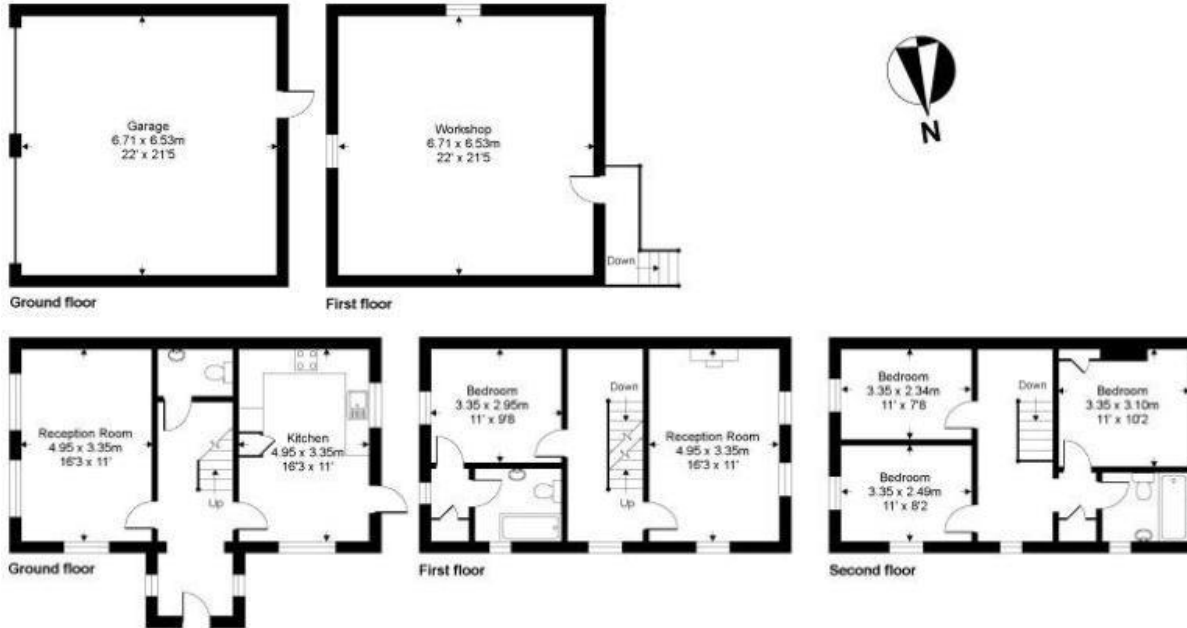
Services, Tenure & agents note

Freehold Council Tax Band E Mains electric, gas, water and drains. Maintenance charge circa £200 per year. Managing agents RMG. Ground Rent £1.20 per year.

Important Information

Clive Pearce Property, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. 2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Clive Pearce Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Photos and Videos: The photographs and/or videos show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any computer generated image gives only an indication as to how the property may look and this may change at any time. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Information on the website about a property is liable to be changed at any time.

Gross internal floor area (approx):
 225.2 sq m / 2425 sq ft (Includes Garage & Workshop)
 137.3sq m / 1479 sq ft (Excludes Garage & Workshop)
 For Identification only - Not to scale.
 Niche Communications



The graph shows this property's current and potential energy rating.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.