



3 GWEL NANS TREGEWORRA

TRURO,
TR1 1AE

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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MID TERRACED THREE STOREY TOWN HOUSE

This attractive, energy efficient, four-bedroom townhouse was completed in 2017 and was designed to exceed today's building regulations for insulation.

Offering flexible accommodation, generous room sizes and all within walking distance of Waitrose, The Cornish Food Store and the park and ride.

GUIDE PRICE £465,000

Philip Martin

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THE PROPERTY

This modern Georgian-style home is located in the sought-after Trevethow Riel development, an attractive setting with convenient access to the City Centre and nearby amenities. Blending modern interiors with the elegance of Georgian architecture, the property features high ceilings and sliding double-glazed sash windows throughout.

Spanning three floors, the accommodation includes four bedrooms, two of which benefit from en-suite shower rooms. The ground floor boasts a spacious kitchen diner that opens onto a private enclosed garden, while the separate dining room offers a versatile space suitable for a snug or home office. On the first floor, the sitting room overlooks the rear garden, featuring two sash windows and a log-burning stove. The master bedroom includes a built-in double wardrobe and an en-suite shower room. The second floor hosts three additional bedrooms—one with an en-suite—and a family bathroom.

The rear garden is both private and enclosed, with a combination of patio and lawn areas. Parking is conveniently situated at the rear, offering one allocated space along with ample visitor parking. A communal bin and recycling store are also available.

TRURO

This property sits within a recently completed and now nicely established development which neighbours Waitrose, the Cornish Food Store and a Park and Ride which gives direct access to the city centre within a few minutes.

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In greater detail the accommodation comprises (all measurements are approximate):



ENTRANCE HALL

RECEPTION ROOM
3.34 x 2.86 (10'11" x 9'4")

CLOAKROOM
1.70 x 1.07 (5'6" x 3'6")

KITCHEN/DINING ROOM
4.84 x 3.44 (15'10" x 11'3")

UTILITY
1.71 x 1.61 (5'7" x 5'3")

FIRST FLOOR

LOUNGE
4.82 x 3.45 (15'9" x 11'3")

MASTER BEDROOM
4.02 x 2.85 (13'2" x 9'4")

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EN-SUITE

2.89 x 1.06 (9'5" x 3'5")

SECOND FLOOR

BEDROOM 2

3.43 x 2.70 (11'3" x 8'10")

EN-SUITE

2.73 x 1.06 (8'11" x 3'5")

BEDROOM 3

3.99 x 2.68 (13'1" x 8'9")

BEDROOM 4

2.39 x 1.94 (7'10" x 6'4")

BATHROOM

2.67 x 1.92 (8'9" x 6'3")

OUTSIDE

Small planting area at the front. Enclosed garden at the rear with patio, decked seating and large pergola ideal for entertaining as well as a lockable gate to the rear. Communal bin storage.

Allocated parking for one vehicle plus visitor spaces.

SERVICES

Mains gas, water, electricity, drainage. Superfast fibre is installed around the development. TV and Satellite is fed throughout the site negating the need for satellite dishes. The properties are on mains water, drainage gas and electricity. There is a service charge payable to the management company to cover lighting for common areas, roadways, drainage etc.

SERVICE CHARGE

Annual service charge £275.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

TBC

TENURE

FREEHOLD.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

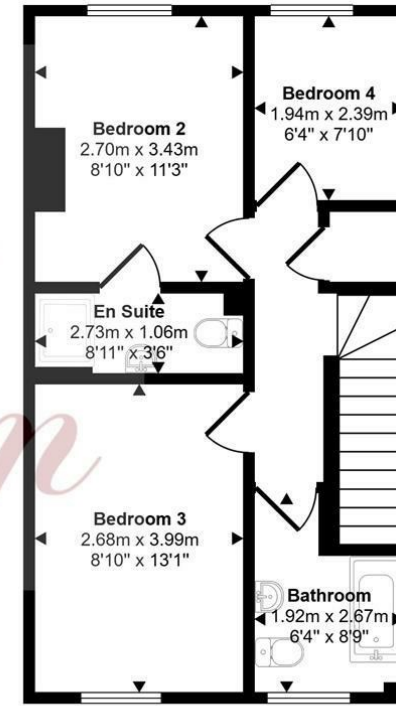
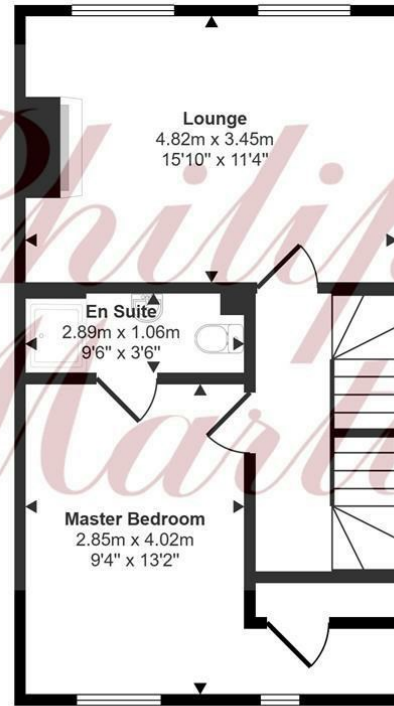
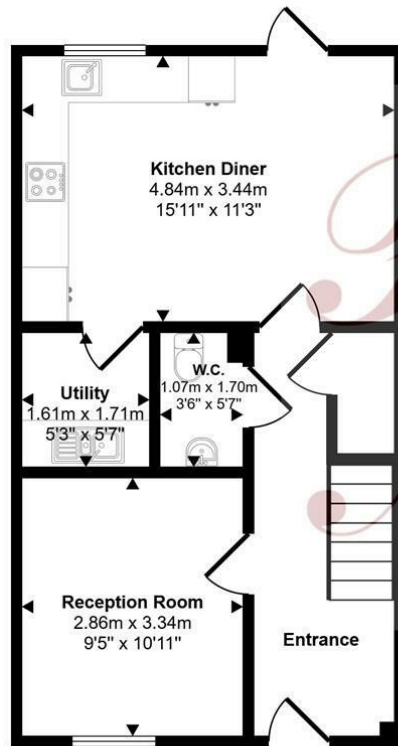
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

This property sits within a recently completed and now nicely established development which neighbours Waitrose, the Cornish Food Store and a Park and Ride which gives direct access to the city centre within a few minutes.



Approx Gross Internal Area
127 sq m / 1367 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A		85	94
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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