

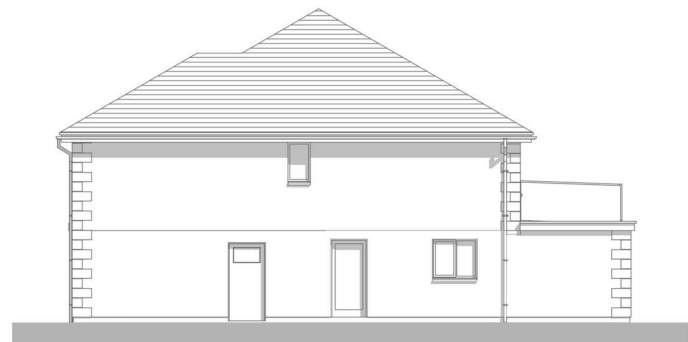
Plot 4, Tinneyside Close, Calenick Truro, TR3 6AA





SW Elevation

1:100

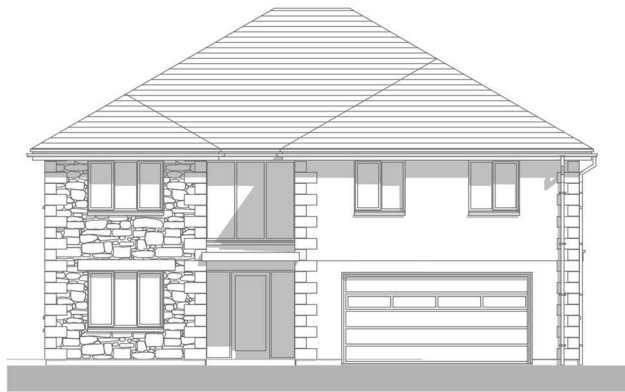


NW Elevation

1:100

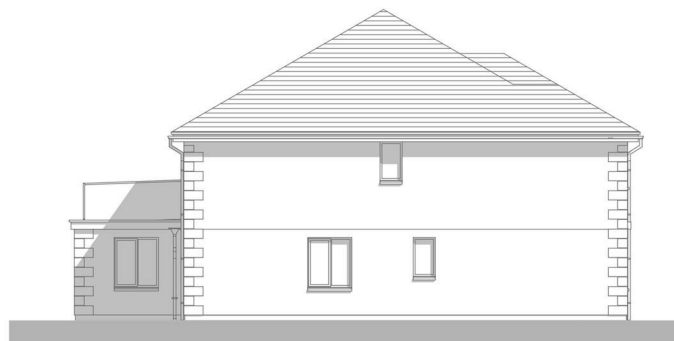


Plot 4, Tinneyside Close, Calenick Truro, TR3 6AA



Proposed NE Elevation 1:100

Introducing this opulent brand new property currently under construction, nestled within an exclusive development on the outskirts of Truro. This exceptional residence sets the standard for luxury living and will boast meticulous attention to detail and high quality finishes, including eco-friendly solar panels and a brick-paved driveway. With a generously sized garden and a double garage, this property offers a total floor space of approximately 2,900 square feet. Upon entering, you'll be greeted by a hallway adorned with a tasteful oak staircase leading to the first floor. The ground floor features a convenient cloakroom and a versatile reception room, ideal for customising as a study, playroom, or a fifth bedroom depending on your specific needs. The true highlight of this home lies in the open plan lounge, kitchen and dining area, where the "WOW factor" truly comes to life. Sliding doors seamlessly connect the dining room and lounge to a delightful patio, providing an ideal space for indoor-outdoor living. For added convenience, a utility room with external access and a door to the garage ensures functionality and practicality. On the first floor, a spacious landing leads to four generously proportioned double bedrooms and a well appointed family bathroom. Bedroom two benefits from its own en-suite shower room, while the master bedroom takes luxury to the next level with an en-suite bathroom and a balcony, perfect for unwinding with a morning coffee and relishing the surroundings. This remarkable property is expected to be completed by Spring 2024, making it a prime opportunity to secure it off-plan. Don't miss your chance to be a part of this exclusive living experience. Contact us today for further information and to make enquiries.



SE Elevation 1:100



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

GUIDE PRICE - £1,150,000

LOCATION

The development is situated within an extremely convenient location close to the City Centre. Truro itself is a beautiful city with an excellent range of shops, restaurants, bars and cafes as well as the Hall for Cornwall theatre. The Cathedral is right in the heart and is a truly stunning. The cobbled streets line the city, some of which have now been pedestrianised. As well as car parks, there is also a park and ride making it even easier to get in. On the outskirts of the city, there are many departments stores, popular supermarkets including Waitrose and the riverside village of Malpas is also not far away - home to the Heron Inn. The Royal Cornwall Hospital is a short drive away and has an A & E department.

ACCOMMODATION

Entrance Hall
Cloakroom
Reception Room/Bedroom Five
Integral Double Garage
Open Plan Lounge/Kitchen & Dining Room
Utility Room

First Floor Landing

Master Bedroom with free standing bath, Balcony and En-Suite.
Bedroom Two with En-Suite Shower Room
Bedroom Three
Bedroom Four
Bathroom

OUTSIDE

The gardens will be laid to turf and patio.

DOUBLE GARAGE

Spacious double garage with roller door, pedestrian door to outside and also to the utility room.

PLANS & CGI'S & SPEC

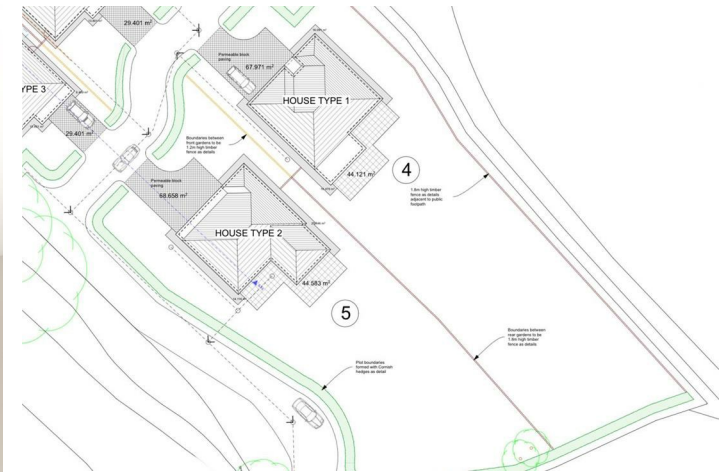
The plans and CGI's are for identification purposes only. Please note that the specification could be subject to change.

PARKING


Parking will be available on the brick paved driveway.


SERVICE CHARGES

To be confirmed.





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			
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 	

GUARANTEE

We have been advised that the property is being sold with an NHBC Guarantee.

SERVICES

Mains water, electricity. Air Source Heating. Pumped mains drainage.

COUNCIL TAX - TBC

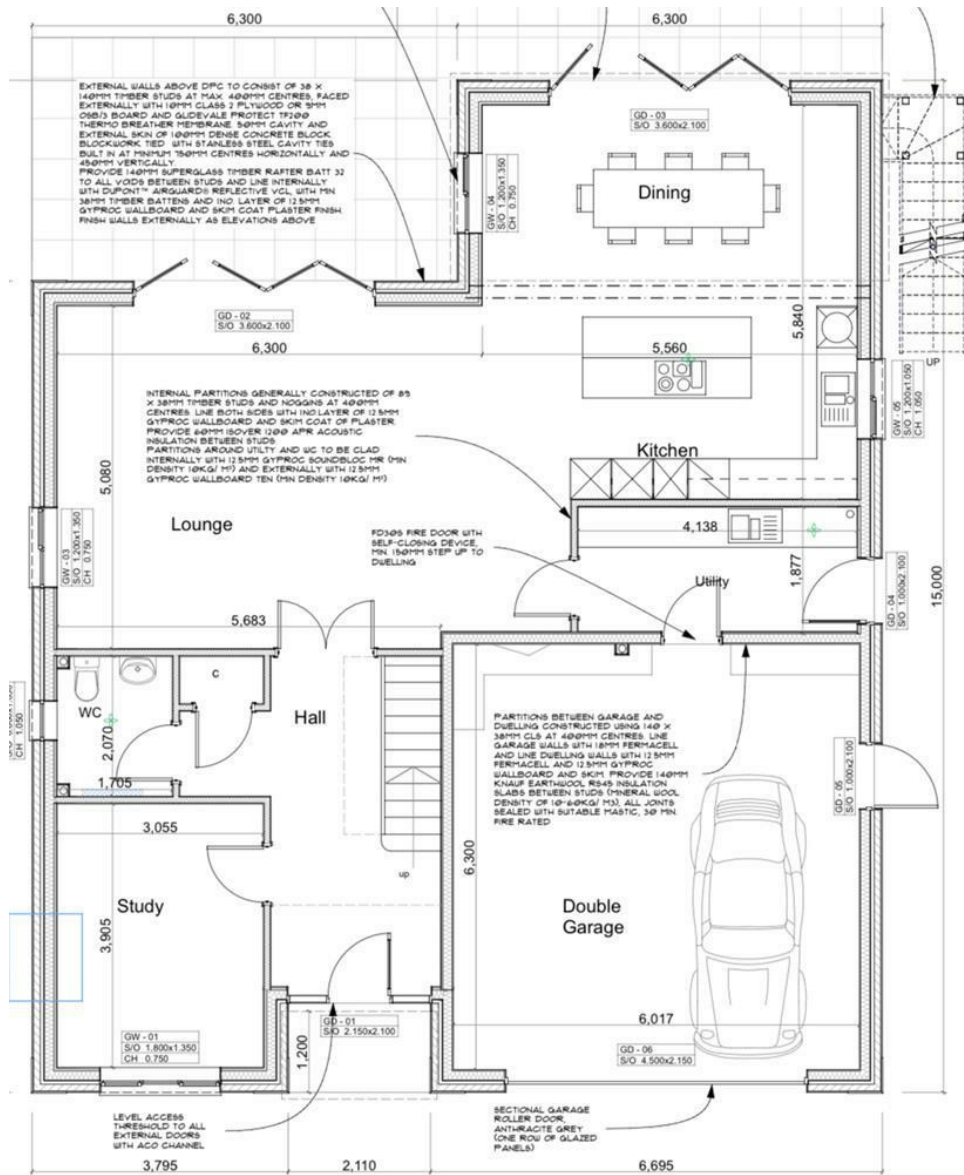
ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE – PURCHASERS

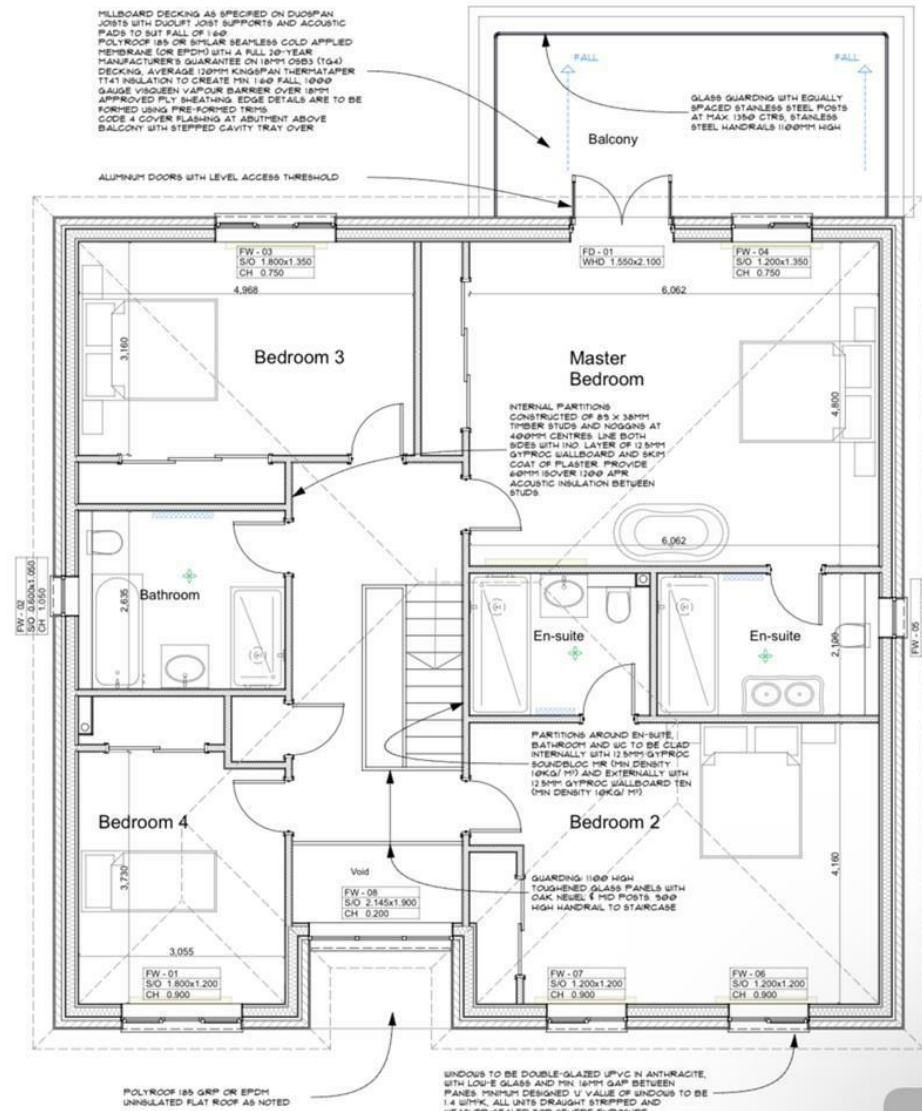
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





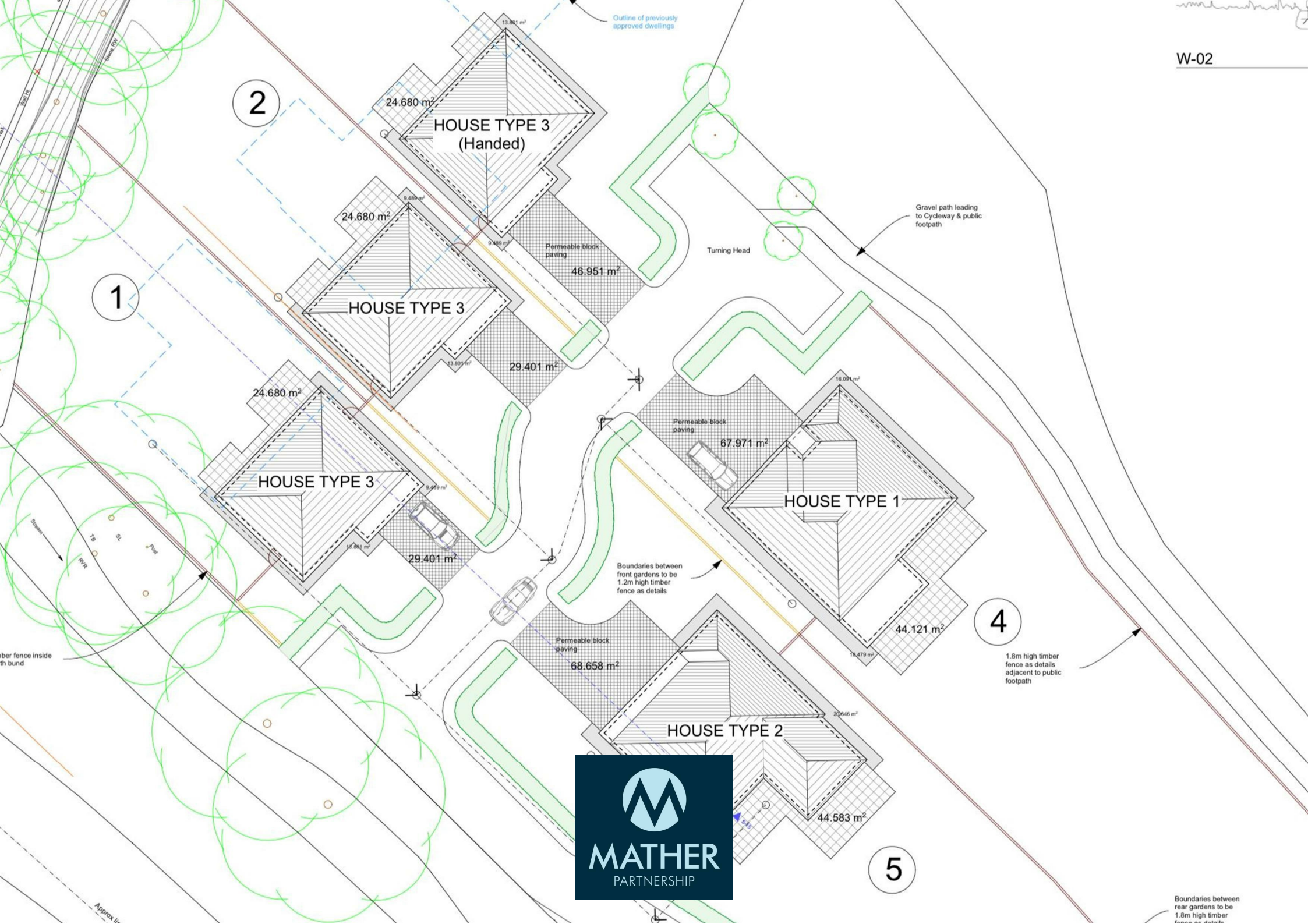
Proposed Ground Floor Plan

1:50



Proposed First Floor Plan

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.



Boundaries between rear gardens to be 1.8m high timber fence as details