



64 Centenary Way,

# 64 Centenary Way,

Threemilestone, Truro, TR3 6FH

Truro City - 3 miles. Newquay - 14 miles. St Agnes - 7 miles.

A modern and well presented, four bedroom detached home located within a sought after and popular suburb on the fringes of Truro city.

- Detached House
- Four Bedrooms
- Garage & Parking
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Popular Development
- Viewing Recommended
- Freehold
- Council Tax Band - D

Guide Price £385,000

## DESCRIPTION

Built circa 2016 by the well regarded national home builder Bovis Homes, this modern and well proportioned four bedroom detached property offers a wonderful opportunity to acquire family sized home on a convenient and well regarded development.

The property is located on the out fringes of Truro city centre with superb access for Truro College, Treiske Hospital and fine countryside walks in the nearby Halbullock Moor Nature reserve.

Bovis Homes who have earned the accreditation as a 5-star Housebuilder by the Home Builders Federation have been constructing new homes since 1885 are now one of the UK's leading new homes builders known for quality craftsmanship, contemporary design and timeless architecture.

The home benefits all the mod-cons one would expect from a property of this age along with the reassurance of the remainder of a 10 year NHBC warranty. Further benefits include gas central heating and double glazing and is stylishly presented. Accommodation in brief comprises; a welcoming and inviting entrance hall, ground floor cloakroom/ w.c, modern and sleek kitchen with space for a small bistro style table and chairs, spacious lounge/ dining room with doors leading directly onto the rear garden. To the first floor and leading off the landing there are four bedrooms and a family bathroom.



## SITUATION

Located on the favoured western side of Truro in the outlying suburb of Gloweth, the property is conveniently located for Treliske hospital and Truro College, both by foot are within 15 minutes walk and Truro city centre two miles away by car.

Truro is rich in history and architectural heritage and has the distinction of being the only city in Cornwall. Dominated by the splendid three spired cathedral which stands at its heart, this ancient port is situated in a valley at the head of the beautiful river bearing its name and now forms the retailing, administrative and cultural centre of the county. A stroll around the centre will find numerous restaurants, cafés and public houses together with a wide variety of independent and national retailers.

The centrally located train station provides links directly with London Paddington, whilst a number of daily scheduled domestic and international flights depart from Newquay Airport, which is only 20 miles away.

## OUTSIDE

To the immediate front is a small garden area laid to loose chippings. To one side of the property is a driveway providing secure, off street parking which leads to a single garage which has a metal up and over door and convenient high level storage space whilst the adjacent side has a pathway with secure gateway leading to the rear.

To the rear is a well proportioned garden laid predominantly to lawn with a small paved patio space. The garden is securely fence enclosed making ideal for pets and children with well establish trees providing screening and backdrop.

## SERVICES

Mains water supply, drainage, gas and electricity connected. Broadband: Ultrafast available at 1800 Mbps (Ofcom). Mobile phone: Vodafone, EE, O2 and Three are likely (Ofcom). Satellite and Fibre: BT and Sky likely (Ofcom). Council Tax band D (£2.460 pa). Flood Risk: Very Low. An annual management fee is payable to Trelovan (Gloweth) Management Co Ltd contributing towards upkeep of the development of £278.98.

## VIEWINGS

Strictly by prior appointment with Stags Truro office.

## DIRECTIONS

Exit Truro heading westbound towards Threemilestone, at the Truro College roundabout proceed straight on taking the next left turning into Higher Besore Road and continue past the rear entrance/ exit of Richard Lander School. Continue to the end of this road where Centenary Way can be found, the properties are reasonably clearly numbered and 64 can be found towards the bottom part of the development on the right hand side.



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.



Approximate Area = 1008 sq ft / 93.6 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1172 sq ft / 108.8 sq m  
 For identification only - Not to scale

**Ground Floor**      **First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1326554



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 2px solid green; padding: 5px; display: inline-block;">91</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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