The Killow, Gwarak Tewdar

STAGS

The Killow, Gwarak

, Truro, Cornwall TR1 2FL

Truro City

An expansive three bedroom detached home with far reaching views, off road parking, double garage and studio room in garden.

- New Build Executive Home
- Viewing Advised
- Far Reaching Countryside Views
- Part Exchange Available
- Council Tax - TBC
- Contents Available
- Double Garage
- 10 Year NHBC and LABC Warranty
- Landscape Gardens
- Freehold

Guide Price £765,000

DESCRIPTION

Stags are delighted to offer for sale plot 34 - 'The Show home' at Tri Veru.

The last few are remaining of this exclusive development of just 24 homes executive homes, ideally located on the outer fringes of Truro boasting some of the finest views of rolling countryside Truro can offer.

The spacious lower ground floor of The Killow is shared between a large open-plan kitchen/dining room/family room with French doors to the garden and a separate garden room. The ground floor has a double garage plus ample off street parking, a living room with balcony, gallery/office, utility and two bedrooms. The first floor has the master bedroom with a dressing room and en suite shower room.

In the heart of Truro you'll find a fantastic mix of high street and independent shops, including those at popular Lemon Street Market, which also houses an art gallery and eateries. There are restaurants aplenty in the attractive city centre, and you'll also find a good selection of supermarkets and essential services for all your everyday needs. Tri Veru is well-placed for local schooling too, with several educational options nearby including Truro College, rated 'Outstanding' by Ofsted.

ACCOMMODATION

Lower Ground Floor;
Open-plan kitchen, dining room, family room. External garden room.

Ground Floor;
Living room, bedroom 2, bedroom 3, gallery/office space, utility room, integral double garage.

First Floor;
Principle master suite with en-suite.

ADDITIONAL INFORMATION

Tenure: Freehold. Council tax band: Not made available by local authority until post-occupation. EPC: TBC. Parking & garage.

AGENTS NOTE

STAMP DUTY PAID and the furniture and contents are available by negotiation.

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 Gross Internal Area = 210.2 sq m / 2262 sq ft
(Including Garage)

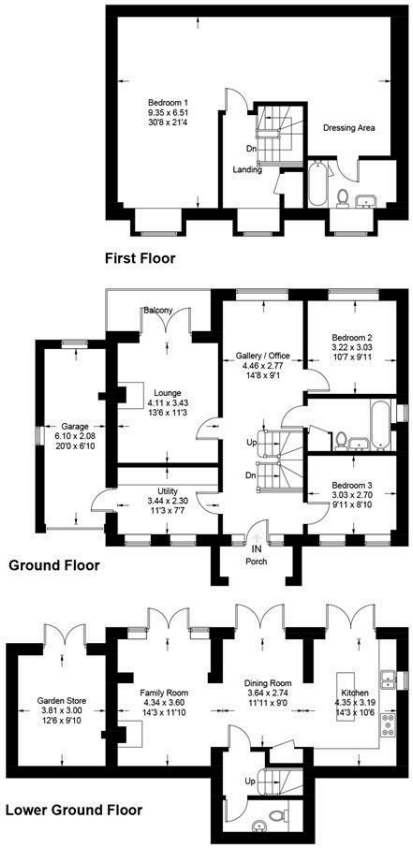

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1029655)

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