



The Killow, Gwarak Tewdar



# 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
- Contents Available
- Viewing Advised
- Double Garage
- Far Reaching Countryside Views
- 10 Year NHBC and LABC Warranty
- Part Exchange Available
- Landscape Gardens
- Council Tax - TBC
- 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.

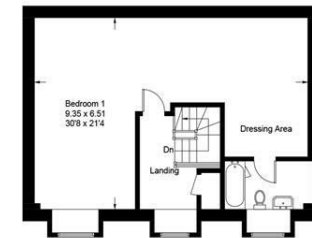


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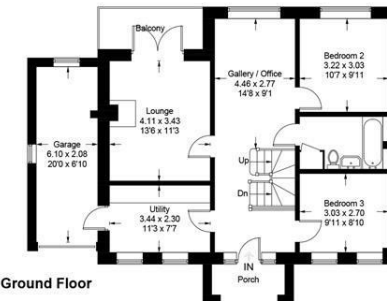


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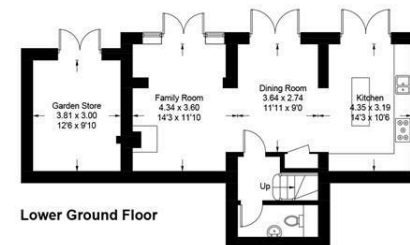
Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft  
(Including Garage)



First Floor



Ground Floor



Lower Ground Floor

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



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