



32, Gwarak Tewdar



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, Truro, Cornwall TR1 2FL

Newquay - 13 miles Truro - 0.5 mile St Austell - 16 miles

A detached, four bedrooms family sized home on a popular modern development.

- Detached Family House
- Master En-suite
- Landscaped Gardens
- Council Tax Band - E
- Four Bedrooms
- Garage & Driveway
- No Onward Chain
- Freehold

Guide Price £450,000

LOCATION

The property is conveniently located for Truro city centre and is also within easy reach of Treliske Hospital, Richard Lander School, and Truro and Penwith College, making it perfectly placed for families and professionals alike. Truro city, the commercial capital of Cornwall, offers a vibrant mix of amenities including a wide range of independent and national retailers, pubs, cafés, bars, and restaurants, as well as a five-screen cinema and the renowned Hall for Cornwall Theatre. With its excellent transport links and a welcoming community atmosphere, Truro provides the ideal blend of city convenience and Cornish charm.

DESCRIPTION

This beautifully presented four/ five bedroom detached home occupies a desirable position within this sought after development in Truro, offering stylish, modern accommodation ideally suited to contemporary family life.



The entrance hall leads into a well designed ground floor, centred around a superb open-plan kitchen and dining area with a range of integrated appliances and doors opening directly onto the garden, creating a natural hub for both everyday family life and entertaining. A separate utility room provides useful practical space, while the spacious sitting room offers a comfortable retreat. A convenient cloakroom completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or home working. The principal bedroom benefits from its own en suite shower room, complemented by a contemporary family bathroom serving the three remaining bedrooms.

OUTSIDE

The property is located in a corner position and enjoys an open vista.

To the rear, the secure, fenced garden provides an excellent space for children and pets, as well as for outdoor relaxation and entertaining. A recently landscaped patio area is directly accessed via French doors from the kitchen, with steps leading up to a lawn, complemented by flower and shrub border. A convenient garden water tap is also provided. Ideal family home or buy-to-let investment with internal viewing recommended.

SERVICES

Mains electricity, gas, drainage and water are connected.
Broadband: Superfast and Ultrafast are available (Ofcom).
Mobile phone: 02, EE, Three and Vodafone are likely (Ofcom).
Council Tax Band - E
Flood Risk - Very Low.
Conservation Area - No.
Satellite and Fibre - Sky and BT are available.
The property is subject to annual management charge for the upkeep of the communal areas of the development.

VIEWINGS

Viewings are permitted strictly via Stags, Truro office.

DIRECTIONS

From our offices at 61 Lemon Street, proceed up the hill leaving the City centre and into Falmouth Road. Upon reaching the top of this road at the double roundabout junction, turn right towards Treliske Hospital, and the railway station where the entrance to the development can be found on the left hand side at the traffic lights. The property can be identified by a Stags for sale sign.

What3words.com: ///native.pads.grows



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A	83	93
(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		

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Approximate Gross Internal Area = 131.2 sq m / 1413 sq ft
(Including Garage)

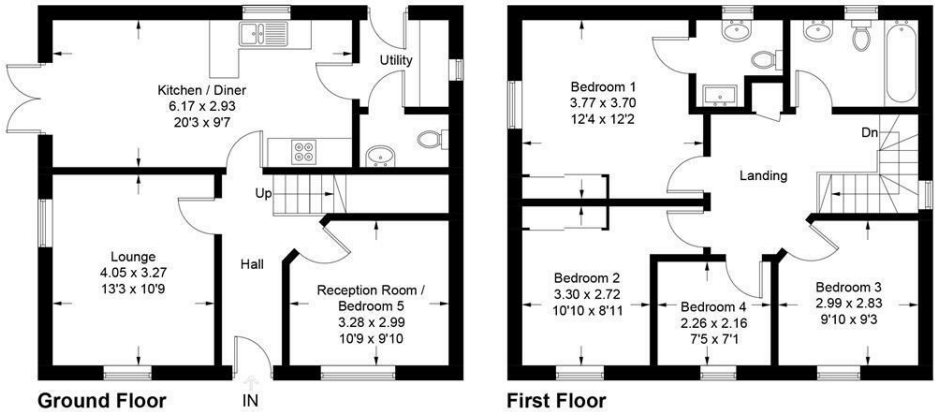
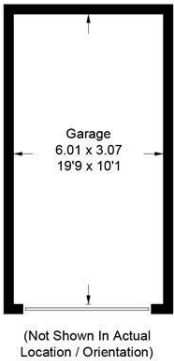


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