



**CORNISH  
BRICKS**

**8 Stret Tempel, Truro**

Guide Price **£340,000**



# 8 Stret Tempel

## Truro

IMPRESSIVE, GEORGIAN STYLE HOME within this SOUGHT AFTER DUCHY OF CORNWALL DEVELOPMENT. The property enjoys a FANTASTIC POSITION on the development NEAR THE CENTRAL WALLED GARDENS of the development.

Offers 2 GENEROUS DOUBLE BEDROOMS, QUALITY FIXTURE, FITTING, KITCHEN & BATHROOMS, PARKING FOR 2 CARS, LARGE REAR GARDEN, both huge selling point for the development. Trevethow Riel is one of the most IMPRESSIVE NEW DEVELOPMENTS overlooking the City of Truro and is PERFECTLY

LOCATED for primary & secondary SCHOOLS, the CITY CENTRE, WAITROSE, PARK & RIDE & the A30.

The development built to a very high standard which is evident when viewing and is part of a vision of sustainability, in collaboration with the Duchy of Cornwall.

### PROPERTY:

This beautiful home is sure to impress, with the façade of a Georgian period home but the ease of a modern, energy efficient new build. The property is light and airy, offers fantastic space and the ground floor has quality and hardwearing bamboo flooring throughout. The internal accommodation briefly comprises: Entrance hallway with stairs rising to the first floor and a door opening into the lounge kitchen dining room.





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The kitchen is a well fitted quality kitchen a far cry from your standard new build kitchen, with modern yet traditional shaker style, a wide range of base and wall units, work top incorporation stainless steel sink unit, a range of integrated appliances which include, gas hob with hood above, electric oven, dishwasher, fridge/freezer, door opening to the utility room as well as access to the cloakroom with large storage cupboard.

To the first floor there is a landing with a storage cupboard and doors opening to the two bedrooms and the family bathroom. The master bedroom has built in wardrobes, modern en-suite shower room comprising: shower, WC and wash hand basin. The internal accommodation is completed by the other double bedroom and the family bathroom suite. All bathrooms in the property feature Porcelanosa tiles and Roca sanitary ware.

EXTERNALLY:

Outside there are two off road parking spaces to the side, a huge selling point for the development. The large, level, rear garden is another huge selling point, with a good size lawn, paved seating area, enclosed by timber fencing with a timber shed. The current vendor has also added a large storage shed with pretty covered area to enjoy the garden rain or shine.



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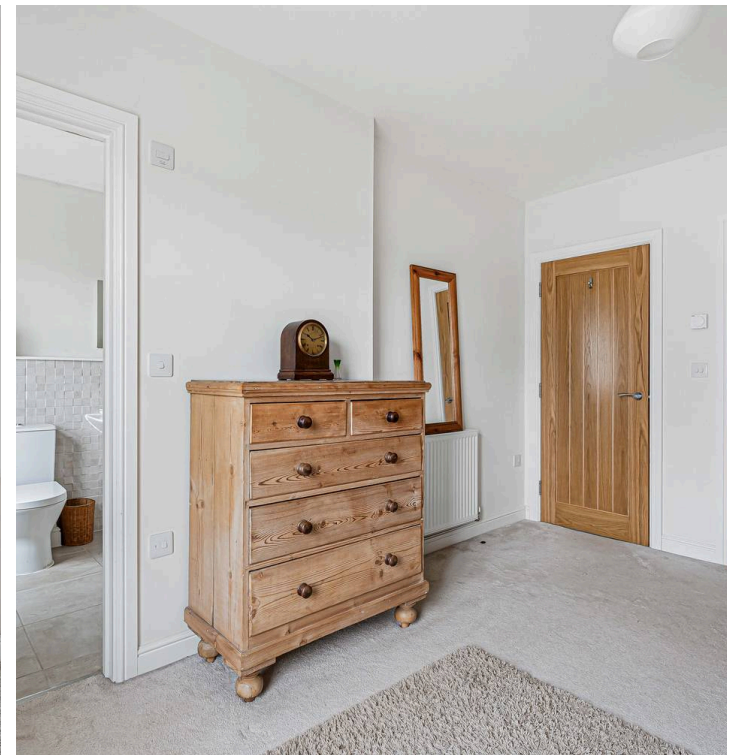
## LOCATION:

With your home here, you're just a short drive into town, with all its amenities and attractions. Public transport is even easier – the park and ride bus picks up here. And for your weekly shop, there's no distance to travel at all: Waitrose supermarket is right next door. Looking the other way, you're on the edge of beautiful countryside. So walking or cycling are simple pleasures you can enjoy any time.

When you want to get out and about, you couldn't be in a better spot. You have easy access to the A30 to London, and it's straightforward by road to the north coast beaches and towns.

If schools are an important factor in your choice of home, you have plenty of excellent options nearby. Primary schools include Archbishop Benson and Bosvigo, plus the private Polwhele House and Truro Prep School. For secondary schools, there are Penair and Richard Lander – with Truro School and Truro High School for Girls as the private alternatives. The largest new home development on the eastern side of Truro. It's in the perfect location.

**HEATING & GLAZING:** Hardwood double glazing, gas central heating – underfloor heating to the ground floor.  
**SERVICES:** Mains Gas, Electric, water and drainage.  
**TENURE:** Freehold – Management fee is payable to maintain the communal areas.









Ground Floor



Floor 1





## Cornish Bricks

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