



Trehaverne Vean | | Truro | TR1 3UU

**Asking Price £325,000**



Trehaverne Veau |  
Truro | TR1 3UU  
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- Secluded, peaceful cul-de-sac location boasting Cathedral and Viaduct Views
- 3 Bedrooms
- Stylish Conservatory with underfloor heating
- Delightful enclosed rear garden
- Designated parking and additional ample parking
- Spacious ground floor living/kitchen/conservatory with interconnecting glass doors
- Spacious living room and Kitchen/Dining Room
- Family Bathroom plus Downstairs WC
- Large front garden comprising lawned area, mulched area and three storage sheds
- Very convenient location

Found within a sought after secluded, peaceful cul-de-sac and located close to the heart of the picturesque city of Truro is this beautifully presented 3-bedroom mid terrace property which boasts stunning views of Truro Cathedral and the viaduct. This lovely modern family home is presented to a high standard throughout and is one not to be missed.





## Description

The accommodation on offer is as follows: The entrance door opens into the welcoming hallway with a door opening into a downstairs W.C. A door opens into a spacious living room with a front aspect of the Cathedral viewed through the arches of the Viaduct. Double glass panel doors lead into the kitchen/dining room. The modern fitted kitchen is equipped with a range of wall and base units with hidden kick drawer space, oak wood worktops, built in oven with gas hob, space for the washing machine and fridge/freezer and a deep under stair storage cupboard. The stylish conservatory can be accessed via the kitchen/dining area through double glass doors. It is a generous size, benefitting from under floor heating allowing this to be an all-year-round useable space. Double glass doors lead out to a delightful, low maintenance enclosed garden which benefits from early morning sun through to early evening.

On the first floor you will find the 3 bedrooms, family bathroom, access to a boarded loft and a large floor-to-ceiling storage cupboard on the landing. The main bedroom and third bedroom are situated at the front of the property and both look out over the Viaduct with Cathedral views. The main bedroom is fitted with a large oak finish floor-to-ceiling wardrobe and the third bedroom includes generous sized storage over the stairs. The second bedroom comes with a large, deep, fitted floor-to-ceiling wardrobe.

To the outside, at the front of the property, there is allocated parking with additional, ample parking, plus a generous size front garden being laid to lawn plus a low maintenance mulch area with 3 storage sheds included. The property is warmed by Gas Central Heating and also benefits from Double Glazing. Full Fibre Broadband has been installed.

## Location

Trehaverne Vean is a small, leafy, desirable development in the Kenwyn area of Truro. The popular St Marys primary school is located nearby. This property offers easy access to the heart of Truro city by way of foot path or road access. There is an easy access foot/cycle path that leads you alongside Rosedale Park, under the viaduct, alongside the river (on the edge of Daubuz Moor) and straight into town, a short ¼ mile walk.

Truro is the main recreational and retail centre for Cornwall and has a mainline rail link through to London Paddington and the north.

## Hallway

## Downstairs W.C



## Living Room

16'4 x 11'9 (4.98m x 3.58m)

## Kitchen/Dining Room

15'0 x 8'7 (4.57m x 2.62m)

## Conservatory

10'10 x 8'10 (3.30m x 2.69m)

## Landing

## Bedroom

13'2 x 8'6 (4.01m x 2.59m)

## Bedroom

9'2 x 8'4 (2.79m x 2.54m)

## Bedroom

9'11 x 6'4 (3.02m x 1.93m)

## Bathroom

6'4 x 5'6 (1.93m x 1.68m)

## Outside

## Agents Information

Tenure: Freehold

Council Tax: Band C

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Measurements are a guide only. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B	77	
(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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