

TREVETHOW RIEL

7 GWEL NANS TREGEWORRA



savills

TREVETHOW RIEL

7 GWEL NANS TREGEWORRA,
TRURO, TR1 1AE

Elegant, end of terrace Georgian-style town house, with walled garden and large double garage with workshop over

Large double garage • Separate coach house

Four bedrooms • Superb finish throughout

Elevated valley views • Walled garden

Zoned central heating • Doubled glazed throughout

Distances:

Truro city centre - 2.5

Boscawen Park and Tennis Courts - 2.5

Malpas - 3.7 • Feock (Looe Beach Watersports) - 7.1

Falmouth - 13 • Cornwall Airport (Newquay) - 13.9

Padstow - 25.7

(Distances are approximate and in miles)

LOCATION

Trevethow Riel, "The Royal Crescent", is one of the most impressive new developments overlooking the City of Truro. It embraces all the beauty and elegance of Georgian architecture combined with modern living standards and is perfectly located to enjoy all that Cornwall can offer. The development has been built as part of a vision of sustainability, in collaboration with the Duchy of Cornwall. It is close to the Park and Ride for residents' easy access to Truro and is also next to Waitrose and the Great Cornish Food Store providing high quality local produce. Truro is the most dynamic and cultural city in Cornwall with leisure facilities to suit all, whether your interests are visiting a museum or an art gallery, seeing a show in the Hall for Cornwall, dining out and socialising in the wide range of eateries and bars, or taking the family to the multiplex cinema or bowling. For a more active lifestyle Truro offers two popular golf courses, a tennis club, bowling green, cricket, football and rugby grounds, and a leisure centre. There are also private and state schools within the City. The North Cornwall coast with sandy beaches, excellent surfing and water sports and also the South Cornwall coast with its many coves and harbours, are both within easy striking distance. Communications are also excellent with a main line rail service to London and daily flights from Cornwall Airport (Newquay) to London Heathrow.



THE PROPERTY

Number 7 Gwel Nans Tregeworra is an elegant town house on three floors at the end of the first half of the very beautiful Georgian crescent and has the aesthetic benefits of Georgian architecture - high ceilings and sash windows - but with modern values, such as double glazing, zoned heating and DAB/TV/ Satellite connections. The house has a triple aspect and each floor is flooded with light. The grand, tiled entrance porch leads through to the hall where there is a spacious downstairs WC, a door to the dining room/second reception room with wooden laminate flooring and views to the front, and a door through to the kitchen/dining room with access to the lovely west facing walled, private garden. The kitchen is fitted with pale blue Shaker style kitchen units with AEG built-in appliances: double oven, gas hob, fridge/freezer, dishwasher and a freestanding Hoover washer/dryer and finished with blue quartz granite work tops and Karndean tiled effect flooring. On the first floor landing is the master bedroom with built-in wardrobe and en suite bathroom, and door to the elegant upstairs sitting room with woodburning stove and views over the mature walled garden. The second floor has a further three bedrooms and family bathroom. Satellite / Freeview distribution system is fitted on all floors.

OUTSIDE

A particular feature of this property is the very large double garage with workshop above which the current owners are using as storage space, which has potential for a number of uses subject to the necessary permissions.

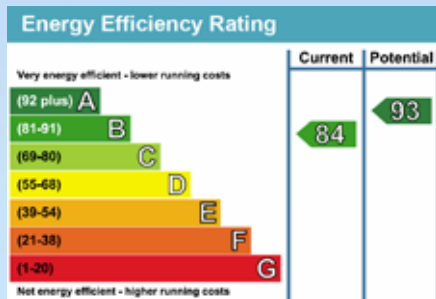
The west facing rear garden has a large, mature, central planted area, a small terrace adjacent to the house for seating and a path leading to the garage rear door with external iron steps to workshop above, along with a side gate access to the road. The rear garden has external lighting, power and water tap. At the front and side of the property are two well-stocked flowerbeds with iron railings. There is also a communal cupboard (adjacent to the garaging at the rear of the property) for residents' bins and recycling.

AGENTS NOTES

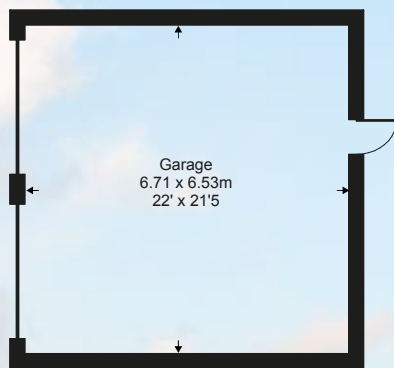
Number 7 Gwel Nans Tregeworra is part of the Trevethow Riel development, which is a private development within which there is a large green central square. Once completed there will be a number of kitchen gardens available to residents alongside a seating area. Further information can be provided.

The Managing Agent for the Trevethow Riel (Truro) Residents MCL is RMG Services. Residents currently pay an annual fee of approximately £120 per property for the maintenance of the estate and further information can be provided on application.

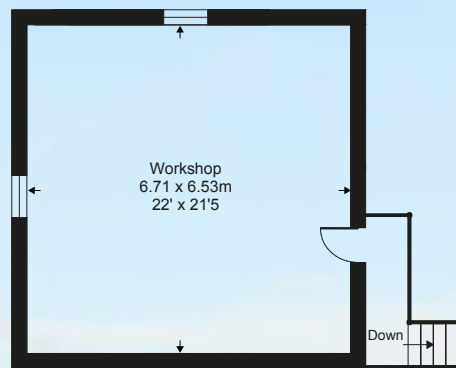




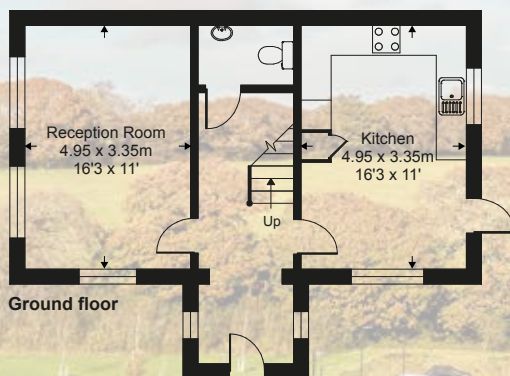
TREVETHOW RIEL
 Approximate Gross Internal Area:
 225.2 sq m / 2425 sq ft
 (Includes Garage & Workshop)
 137.3sq m / 1479 sq ft
 (Excludes Garage & Workshop)



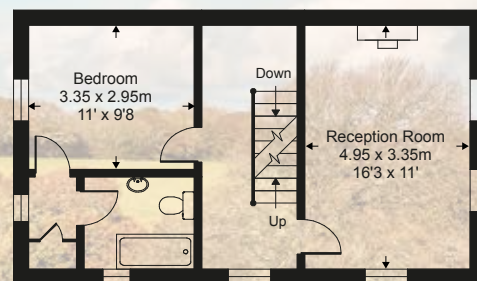
Ground floor



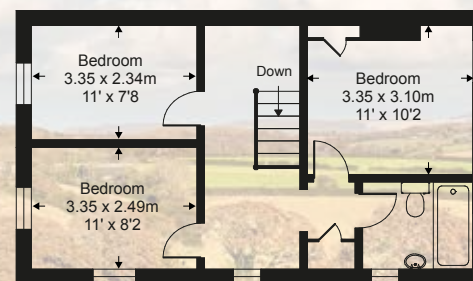
First floor



Ground floor



First floor



Second floor

SERVICES

Mains water, drainage, gas and electricity.

Superfast broadband (BT Download 19.7 Mb/s Upload 2.20 Mb/s).

DIRECTIONS

From Truro take the A39 north. At Trafalgar roundabout take the second exit onto Tregolls Road. At the traffic lights (before Waitrose) turn left to Newquay A39. Pass the Dunelm turning on the left and take the first right, signed to park and ride. Take the first right onto Street Rosemelin, past the communal gardens on your right and turn left at the end. No. 7 Gwell Nans is the last house on the right.

TENURE

Freehold.

VIEWINGS

Strictly by prior appointment with Savills.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be available by separate negotiation.

IMPORTANT NOTICE:

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 19/11/15 GH Kingfisher Print and Design Ltd. 01803 867087.

SAVILLS TRURO

73 Lemon Street,
 Truro,
 Cornwall TR1 2PN
 01872 243 200
 cornwall@savills.com

savills