



12 Belvedere



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Truro
Cornwall
TR1 1UU

3 Bedrooms
2 Reception Rooms
3 Bathrooms
153 Sq. Metres

Guide Price £425,000



The Property

An attractive and beautifully presented 3 storey, three bedroom modern family residence constructed by Rosemullion Homes enjoying an elevated position with far reaching views over Truro City.

Belvedere, on the eastern edge of the Cathedral City of Truro, is a very sought after prestigious development of luxurious homes. Winner of Housing Design Awards 2008, the group of 25 homes have been designed in a series of curved terraces and courtyards to create a scheme with a distinctive sense of place.

This highly visible landmark scheme on the edge of Truro uses local materials. Inspired by Georgian and Victorian architecture, these modern homes capture the charm of the beautiful historic streets of Truro. Attention to detail has created a high quality development that meets the exacting standards and expectations of The Duchy of Cornwall.

Designed over three storeys, this impressive and spacious three bedroom residence has the versatile accommodation to be the perfect home for a variety of buyers.

Designed by award winning Batterton Tyack Associates, this property benefits from its commanding elevated central position in the development enjoying extensive views of the city and cathedral in the distance

The generously sized central entrance hall, a notable feature of the luxury home builder, provides access to the principal rooms on the ground floor. A cloakroom and storage cupboard are also all serviced from the ground floor hall.

A generous sitting room to the front of the house has an attractive bay window which overlooks a private front patio. Being west

facing, the room is illuminated by the afternoon and evening sunlight. This is a well-proportioned room complete with central feature fireplace and surround with a gas fire.

There are subtle reminders of the gentle crescent shaped property with charming off-square rooms. The good sized dining space adjoining the sitting room and has a French door leading out to the garden and an arch connecting it to the kitchen.

The stylish kitchen has a range of matching base and wall mounted cabinetry with polished granite countertops which contain Neff appliances including a fridge, freezer, dishwasher and double ovens. This is a high quality kitchen befitting the property.

Stairs lead up to the first two double bedrooms. The bright master bedroom benefits from an en-suite shower room, built in wardrobes and a bay window with good distant views over the city. The family bathroom serves a further double bedroom to rear.

The second floor offers fantastic versatile accommodation which is currently used as a master bedroom with en-suite shower room. This could be a useful room for teenagers or if a third double bedroom isn't required could be a study or additional TV room.

To the rear of the house there is an enclosed paved patio area with steps leading up to the raised lawned garden bounded by a mature Cornish hedge. Beyond the hedge is farmland, allowing for a rural, private and peaceful outlook. A path to the side provides outside storage and gated access to the front.

To the front of the house is a patio area with room a seating area to enjoy the south west views over the city. An ideal spot to watch the sun go down after work. Shared steps lead down to a single car garage with driveway parking in front.





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Surrounding Area

The property occupies a most convenient position within 1.5 miles of the city centre.

Truro contains an excellent range of both national retailers and smaller specialist shops together with a theatre, cinema and numerous restaurants. The recent addition of Waitrose within walking distance acts a fantastic 'corner shop'. There is a choice of private and public sector schooling nearby, including Penair School within walking distance. Golf courses will be found at Treliske or Killiow.

Neighbouring the nearby Waitrose is one of the city's park and rides, providing quick and easy access to the centre of Truro. The city's bus station provides convenient access to many of the main Cornish towns and villages while the main line railway station connects with Plymouth, Bristol, London and beyond. The Truro River leads into the Carrick Roads and waters of the Fal estuary which provide excellent sailing and other water sports.

DIRECTIONS

From our office on Lemon Street, proceed down the hill and turn right on to Fairmantle St. take the first exit at the roundabout on to Morlaix Avenue. At Trafalgar roundabout take the 2nd exit onto Tregolls Road. At the third set of traffic lights pull into the right hand lane and immediately after the lights, turn right by the war memorial into St. Clement Vean. Follow along this road into the development, where this property can be found on the left hand side.

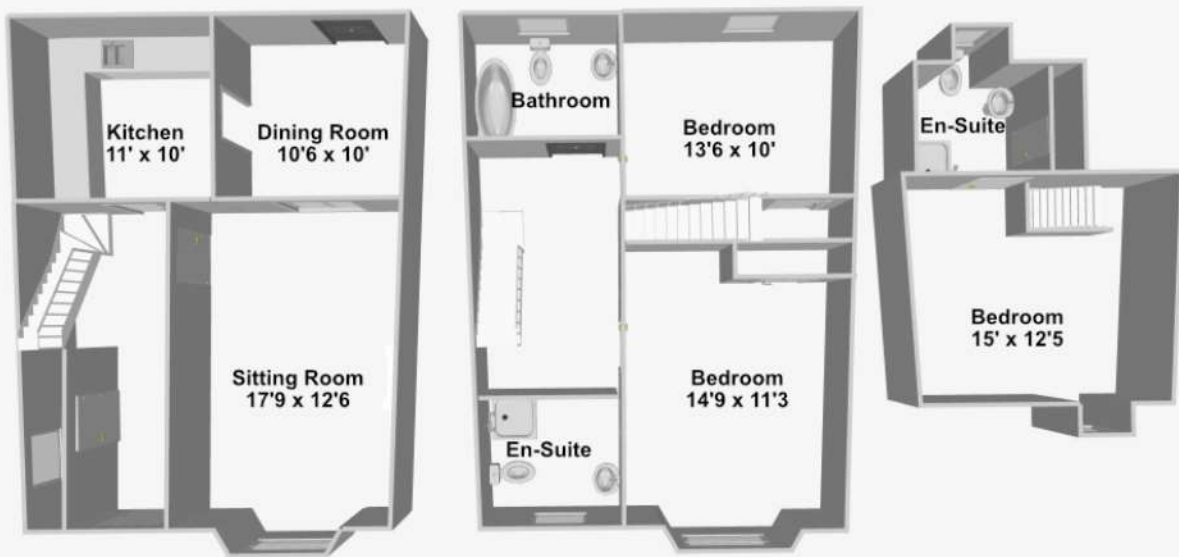


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Approximate Area = 1478 sq.ft (137.3 sq.m)
 Garage = 174 sq.ft (16.1 sq.m)
 Total = 1652 sq.ft (153.4 sq.m)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

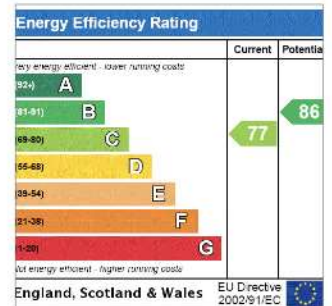
Additional Information

Services: Mains Water & Drainage. Gas Central Heating

Council Tax: Band E

Tenure: Freehold

Local Authority: Cornwall Council



IMPORTANT NOTICE:
 Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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