



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9002

£489,950

11 Belvedere,
Truro, Cornwall, TR1 1UU

FREEHOLD



An elegant, stylish modern house which is the epitome of easy city living. A superb 3 bedroomed family home with light filled beautifully appointed, high ceilinged accommodation, east facing enclosed rear courtyard garden, single garage and off-street parking. Occupying a central location with elevated westerly views over the city within a sought after development on the outskirts of the city centre. Offered for sale with no onward related transaction and ready for immediate occupation.



SUMMARY OF ACCOMMODATION – In all, about 1,304sq.ft.

Ground Floor: entrance hall, kitchen/dining room, sitting room, study, wc.

First Floor: principal bedroom en-suite shower, 2 further bedrooms, family bathroom.

Outside: parking for 1 car in front of the single garage. Enclosed courtyard garden to the rear with well planted borders and gate allowing access to the rear of the house.

**DESCRIPTION**

11 Belvedere is set amongst a range of iconic and individually designed properties and represents the perfect city bolthole, family home, investment purchase or low maintenance retirement purchase.

The property comprises three very good sized bedrooms, the master suite with an en-suite shower room plus a further separate family bathroom and a further downstairs wc. On the ground floor the large light sitting room has doors opening onto the rear courtyard as does the well fitted kitchen/dining room.

To the front of the property there is a single garage with a single parking space in front. To the rear there is an enclosed courtyard garden with very well planted borders and high fencing creating a real feel of privacy.

In all, 11 Belvedere represents the perfect opportunity for anyone who seeks a well appointed, spacious family home, investment property or city centre bolthole in a sought after development on the outskirts of the city centre and all the amenities that Truro has to offer.



LOCATION

11 Belvedere is set on the eastern outskirts of Truro, within a mile of the city centre, in an elevated position which from the front facing rooms enjoys views of the cathedral and over the city of Truro.

With the city centre shops, restaurants, cafés, offices and other leisure facilities on the doorstep with some of the best private schooling in the south west within walking distance. There is no more convenient place to be in Cornwall. Truro's facilities are unequalled by any other town in Cornwall as it is the capital city, it also acts as the main administrative centre for Cornwall.

Within a short drive to the south are the sailing waters of Carrick Roads which are deservedly known as some of the best day sailing waters in northern Europe with many rivers, inlets and coves to explore. Both Helford and Fowey Rivers are within day sailing distance, although there are many ports close to hand (St Mawes, Mylor, Falmouth etc), that offer mooring and dinghy facilities. To the north of Truro lies the dramatic north Cornish surfing coast with many different long sandy beaches and coastal walks to enjoy. For those more interested in dry land activities there are a host of quality golf courses nearby and Truro and the surrounding towns have a good variety of thriving sports clubs.

There is a main line railway station in Truro that runs on the Penzance to Paddington line, with London being approximately 4½ hours away. The A30 expressway has recently been improved with a new large section of dual carriageway which allows even quicker access to Exeter and the motorway network beyond.

THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

From the parking space, steps lead up to the front door opening into:-

ENTRANCE HALL. Doors into study, sitting room, kitchen/dining room, utility, storage cupboard and wc.



KITCHEN – 17'5" x 13' max. A large dual aspect room with window overlooking the rear garden and door opening to the courtyard. Fitted kitchen with a range of base units set under granite effect worktops with Blanco mounted 1½ bowl drainer sink with hot and cold mixer tap over. Inset Neff hob with Neff extractor over. Working height Neff oven and grill. Matching wall units. Boiler cupboard. Door opening to:-

UTILITY ROOM – 7'7" x 4'5". Base units set under granite effect worktop with large stainless steel drainer sink with hot and cold mixer tap. Matching wall units. Space for white goods.

SITTING ROOM – 18' x 10'1". A light and airy room with a pair of French doors opening onto rear courtyard. Feature gas effect fireplace with hearth.

STUDY – 10' x 7'1". Large uPVC double glazed sash window to the front.

WC. Low flush wc, wash hand basin on pedestal with hot and cold mixer tap over. Obscure oval porthole window to the front.



FIRST FLOOR

A turning staircase leads to a large and light landing with doors into principal bedroom, two further bedrooms, family bathroom and airing cupboard.

PRINCIPAL BEDROOM – 16'1" max x 12'10". Double glazed windows overlooking the rear. Part canopied ceiling, door opening into wardrobe and further door opening into:-



EN-SUITE SHOWER ROOM. Low flush wc, wash hand basin on pedestal with hot and cold mixer tap over. Shower with glazed screen and Inta shower.

BEDROOM 2 – 10'7" max x 10'4" max. Again, a very light and airy room with double glazed window overlooking rear courtyard, built-in wardrobe.

BEDROOM 3 – 10'6" x 10'4". Dual aspect room with views over Truro towards the cathedral. Further window to the side.

FAMILY BATHROOM. Double glazed window to the front with views towards the cathedral. Low flush wc, wash hand basin on pedestal with hot and cold mixer tap over. Panelled bath with glazed shower screen and Inta shower over.



OUTSIDE

To the rear of the property there is an enclosed courtyard garden which has well planted borders and high fencing making for a real feel of privacy. Rear gates allow access to the property from the rear.



In addition to the enclosed area of garden to the rear, 11 Belvedere also owns a further area of freehold land beside the upper turning area. A copy of the HMLR Registered Title is available.

To the front of the property there is a **SINGLE GARAGE** with parking for one car in front. The garage is on a long lease of 999 years (see Agent's Note 2 over).

GENERAL INFORMATION

VIEWING – Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE – TR1 1UU.

SERVICES – Mains water, drainage, electricity and gas.

COUNCIL TAX BAND – E (see www.mycounciltax.org.uk).

DIRECTIONS – From Trafalgar roundabout, proceed up Tregolls Road in the direction of St Austell, passing through two sets of traffic lights continuing up the hill and just before the third and final set of traffic lights with Newquay on your left hand side, turn right just before



Julian Foye. Upon entering Belvedere past the turning on your left hand side, number 11 will be found in a short distance on the left hand side

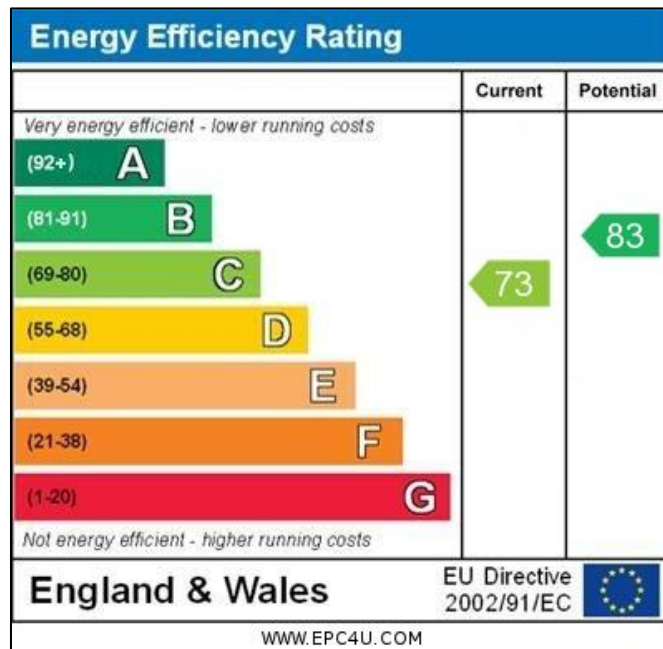
AGENT’S NOTE 1 – The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT’S NOTE 2 – 11 Belvedere is to be sold freehold with a leasehold garage which is held on a 999 year lease from 2006. The freehold of the garage is owned by No. 12 Belvedere and the ground rent is ‘a peppercorn’ – which has never been requested!

OFFICE OPENING HOURS – Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for identification purposes only.

11 Belvedere, Truro

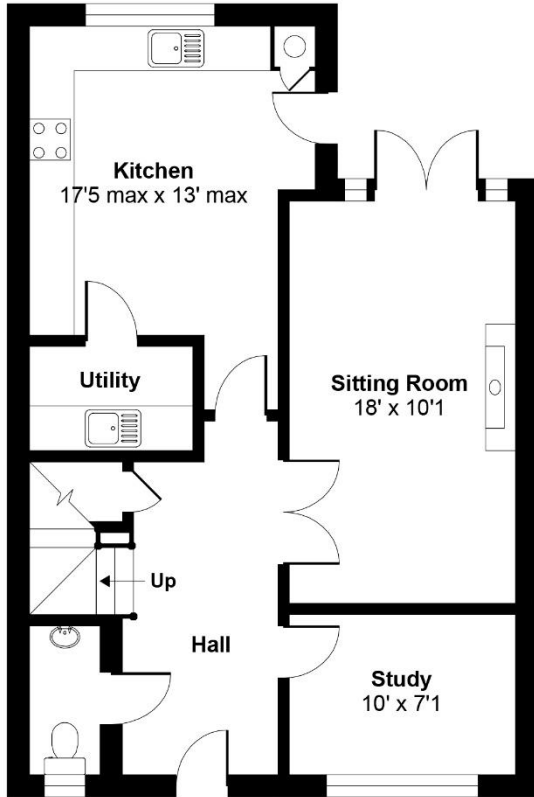
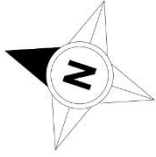
Approximate Area = 1304 sq ft / 121.1 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

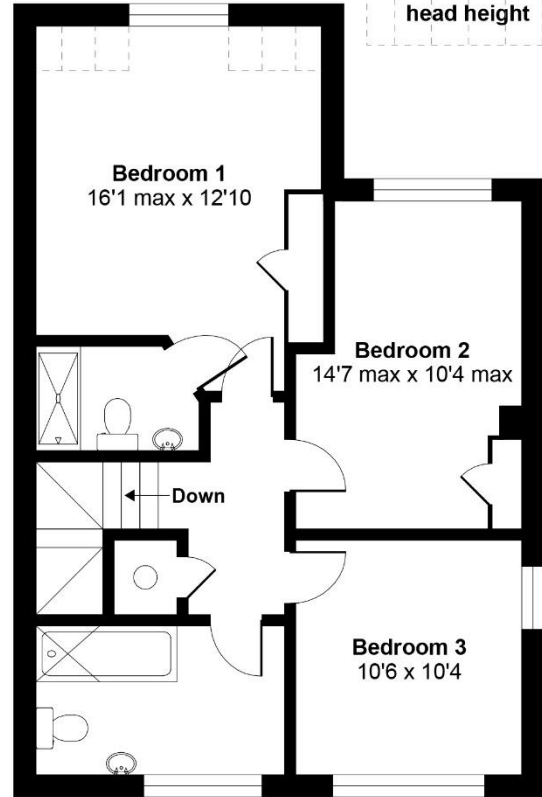
Garage = 245 sq ft / 22.7 sq m

Total = 1565 sq ft / 145.3 sq m

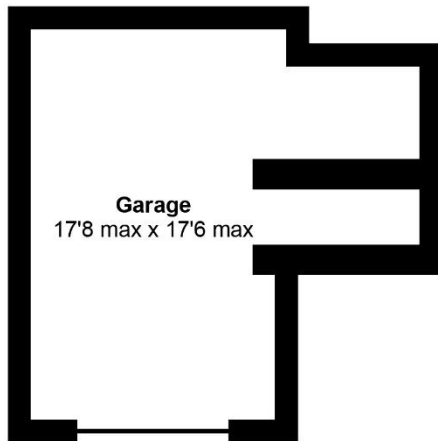
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GROUND FLOOR



FIRST FLOOR



Garage
17'8 max x 17'6 max



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lillierap & Chilcott. REF: 865984

