



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9382

£499,950

4 Belvedere,  
Truro, Cornwall, TR1 1UU

FREEHOLD



**A very well presented 4 double bedrooomed, 3 bath/shower roomed townhouse, offering the perfect blend of both character and contemporary features – nestled quietly in a discreet, exclusive enclave of just a handful of individual homes, a short walk from the city centre. Offering spacious, versatile accommodation, with potential for dual occupancy living and enclosed lawned rear gardens backing onto woodland, within this sought after development completed by the multi award winning Rosemullion Homes. To be sold with no onward chain.**





### **SUMMARY OF ACCOMMODATION**

**Ground Floor:** entrance hall, bedroom 3, shower room wc, large utility room.

**First Floor:** landing, sitting room, kitchen, dining room, bedroom 4, wc.

**Second Floor:** landing, principal bedroom with en-suite shower room, bedroom 2, family bathroom.

**Outside:** garage and off-road parking. Steps leads through an alleyway to rear gardens, part paved, part lawned overlooking countryside to rear.

### **DESCRIPTION**

Belvedere is a select development of just 25, individual homes completed in 2005 as an award winning development by Rosemullion Homes, on the edge of the city centre. Number 4 offers very well maintained, and improved spacious, versatile accommodation arranged over three floors with up to four double bedrooms and three bath/shower rooms.

The accommodation could be easily reconfigured to afford shared, dual occupancy living with the ground floor being rearranged as a studio bedroom, shower room and kitchen from the existing utility room, which is ample large enough housing an American fridge/freezer,

washing machine, dryer, multiple fitted cupboards as well as the Worcester central heating boiler.

As it stands, the accommodation extends to 1,884sq.ft., with up to four double bedrooms and three bath/shower rooms, with the principal bedroom having a well appointed en-suite shower room.

On the first floor, there are two spacious, naturally light reception rooms, the sitting room having feature oval windows and a large walk-in bay window, all of which looking back towards the city centre, with both the dining room and the kitchen on the rear elevation, opening to and overlooking the enclosed rear garden bordered by its dry stone Cornish walling – beyond which is a protected strip of woodland providing a great degree of privacy. The house also offers plentiful storage with easy access to the eaves storage on the top floor, plentiful cupboard storage and the attached single garage, there is a further feeling of space throughout the halls, landings and stairwells.



A large family home, excellently presented and well maintained in a much sought after convenient setting with a private, low maintenance garden, parking and garaging – viewing is unhesitatingly recommended.

## **LOCATION**

4 Belvedere is located within this small select development located on the eastern side of Truro less than a mile from the city centre, a short car journey or a long walk from city centre amenities. The recently opened Waitrose is only a few minutes' walk away and the property is conveniently located for access out to St Austell or via Carland Cross to the A30 Expressway.

The ancient port and market town of Truro is steeped in history, much of it depicted in the splendid windows of the noble three spired cathedral which dominates the city. Situated in a valley at the head of a long and beautiful river, the city is graced with many fine examples of Georgian and Victorian as well as modern architecture. It has a vibrant shopping centre with many existing national retailers and a major retail development which fronts the piazza at Lemon Quay. However, it has many well established local stores, indoor and outdoor markets all amid a maze of cobbled streets, alleyways and open spaces – which give this small and friendly city its unique character. The hub of the city, High Cross, is often a hive of activity, celebration and entertainment. Schooling and recreational facilities in and around the city are plentiful and the stunning scenery of the north and south Cornish coasts are within easy reach.

The current renaissance in Cornwall could be considered starting with the development of the Eden Project at St Austell, the National Maritime Museum at Falmouth and the Tate St Ives, in addition to the glories of the National Trust properties at Trelissick, Glendurgan, Trerice and Lanhydrock. Trebah Gardens on the Helford River and the famous Lost Gardens of Heligan have enduring popularity. There are many new hotels, cafés and restaurants which express the county's new found confidence. The position of Belvedere allows the opportunity to walk down Tregolls Road to the city centre and enjoy a wide variety of restaurants, bistros and pubs, as well as the cinema and Hall for Cornwall for live music and theatre.

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

A paved pathway leads to a covered entrance door with double glazed side screen into:-

**ENTRANCE PORCH.** Double glazed window to the side, high level fuse box, radiator, foot mat well, door into:-

**ENTRANCE HALL.** Turning staircase to the first floor, thermostatic central heating control, understairs cupboard, radiator, smoke detector, doors into:-

**BEDROOM 3 – 12'9" into bay window x 9'9".** Double glazed window to front, radiator, TV aerial point, telephone point.



**SHOWER ROOM / WC.** Oversized shower cubicle with thermostatic shower, pedestal wash hand basin, low flush wc, wall light with shaver point, radiator, extractor fan, vinyl flooring, tiled on two sides.



**UTILITY ROOM.** Fitted on one side with a range of base mounted cupboards with square edged granite effect worksurface over with integrated stainless steel sink and drainer unit with chrome mixer tap over, space and plumbing for washing machine, space and plumbing for dryer, tiled splashbacks, eye level cupboards, Worcester Green Star gas combination boiler, inset downlights, vinyl flooring, extractor fan.

## FIRST FLOOR

**LANDING.** Smoke detector, radiator, part galleried with staircase ascending to second floor. Doors into:-

**SITTING ROOM – 18' max x 12'10" into bay window.** Double glazed windows to front plus oval double glazed side windows, radiator, feature open fireplace set on a marble hearth, TV aerial point, telephone point, all lights on dimmer.

**KITCHEN – 14'8" x 9'.** Fitted on three sides with a comprehensive range of base and eye level cupboards with square edged granite effect worksurface over with Blanco 1½ sink and drainer unit with chrome mixer tap over, tiled splashbacks, integrated Neff electric double oven and grill, integrated Neff four ring gas hob with brushed steel Neff extractor hood over, TV aerial point, telephone point, integrated Neff refrigerator, integrated Neff freezer, integrated Neff dishwasher, inset downlights, vinyl flooring, double glazed double doors overlooking and opening out onto the rear gardens.

**DINING ROOM – 12' x 9'9".** Double glazed double doors overlooking and opening out onto private rear gardens. Radiator.



**BEDROOM 4 – 9’9” x 9’8”.** Double glazed sash window to front, radiator, telephone point, TV aerial point.

**WC.** White suite including low flush wc, pedestal wash hand basin with tiled splashback, wall light with shaver point, obscure double glazed window to rear, extractor fan, radiator, vinyl flooring.

## SECOND FLOOR

**LANDING.** Loft hatch, radiator, smoke detector, doors to:-

**PRINCIPAL BEDROOM – 17’10” into dormer window max x 12’ max.** Double glazed window overlooking private rear gardens and countryside beyond. Radiator. Fitted eaves storage cupboards, TV aerial point, telephone point. Door to:-





**EN-SUITE SHOWER ROOM.** Fitted with white suite including low flush wc, pedestal wash hand basin, shower cubicle with thermostatic shower, extractor fan, inset halogen downlights, tiled on three sides, radiator, vinyl flooring, double glazed Velux window, wall light with shaver point.

**BEDROOM 2 – 16'2" x 11'3" max into dormer window.** Partially restricted head height, double glazed window enjoying fantastic far reaching views out over the city to the spires on the cathedral in the distance, radiator, eaves storage cupboard, telephone point, TV aerial point.



**FAMILY BATHROOM.** Fitted with white suite including low flush wc, pedestal wash hand basin, bath with chrome mixer tap, handrails and thermostatic shower over with glazed shower screen, radiator, inset halogen downlight, extractor fan, wall light with shaver point, obscure double glazed window to rear, cupboard housing Megaflo hot water tank.



## **OUTSIDE**

Accessed off the kitchen and dining room there is a private rear garden with broad paved terrace and an area of lawn bounded by close boarded fencing and Cornish stone walling with a protective wooded strip beyond that to ensure privacy. Steps descend to a shared walkway which leads back down to the front and parking area. Outside water tap, outside courtesy lighting.

**GARAGE – 18' x 9'1"**. Power and light connected. Single off road parking in front of garage.



## **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. For Council Tax see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk).

**COUNCIL TAX BAND** – E (see [www.mycounciltax.org.uk](http://www.mycounciltax.org.uk)).



**DIRECTIONS** – See town map below. Proceed up Tregolls Road and just before the traffic lights before Julian Foye turn right and after a short distance proceed into the Belvedere Development, bear left into a small courtyard where No. 4 will be found in front of you.

**AGENT’S NOTE** – 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.

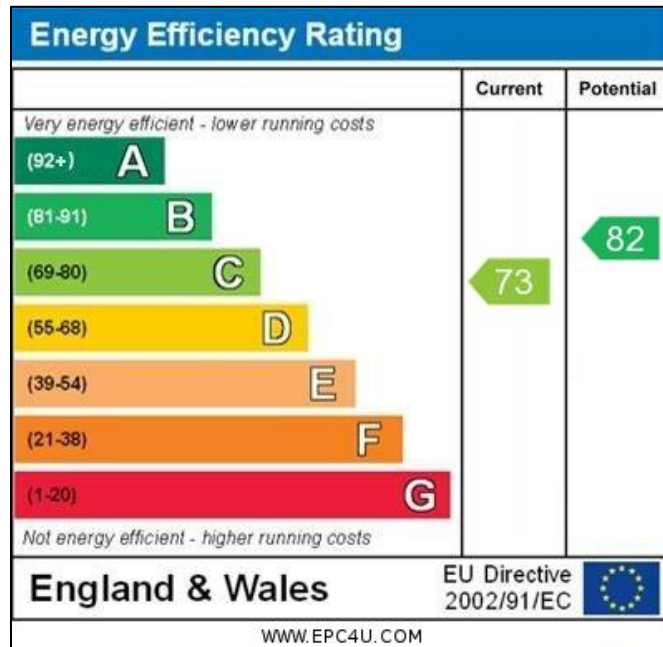
**AGENT’S NOTE 2** – Artwork and furniture available by separate negotiation.

**AGENT’S NOTE 3** – Photograph of the front of the house is historic whilst the main façade is being redecorated.

**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.

