



5 Lemon Gardens

Truro



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Falmouth Road, Truro, TR1 2FH

Conveniently located close to the centre of Truro and enjoying a peaceful and traffic-free setting off Falmouth Road, one of Truro's finest areas, this impeccably presented home is a charming, light and welcoming detached modern residence providing well-balanced accommodation complemented beautifully by a well-planted and colourful garden.

Distances

Truro Health Park – 350 yards; Truro city centre – 0.5;
Mainline railway station – 1; Truro Golf Club – 2;
Royal Cornwall Hospital (Treliske) – 2; Malpas – 3; Trelissick Garden,
Feock (National Trust) – 4.5; Perranporth – 10; Mylor Yacht Harbour – 10;
Falmouth – 11; St Mawes – 19; Cornwall Airport (Newquay) – 19.5

(All distances are approximate and in miles)



The location, background and history

Lemon Gardens, a modern and exclusive development of just eight detached properties completed in 2015 by Blue Cedar Homes, is situated at the end of a private drive and located within a quiet, leafy and traffic-free position within walking distance of the centre of Truro, local church, health park and well-regarded public house.

This hidden gem of high-quality homes is designed specifically for people 65 years and over. Set within landscaped gardens and mature trees providing tranquillity and peace, this fine development is situated within a short distance of all the conveniences of the vibrant cathedral city of Truro with its history, culture, restaurants and shops – the perfect blend.

Lemon Gardens is located within one of the most desirable and highly-regarded areas of Truro. Falmouth Road is defined by its beautiful Victorian and Georgian architecture with the Lander Monument marking the beginning of Lemon Street with its celebrated Bath stone facades and restored Georgian terraces. (Richard Lemon Lander (1804-1834) was a Truro-born explorer of West Africa who was the first European to discover that the River Niger drained into the Atlantic).

Truro boasts a wide and varied mix of national and boutique retailers found within the pretty cobbled streets radiating out from the iconic Gothic Revival cathedral (1880 – 1910). An eclectic mix of restaurants, coffee shops and bars along with a cinema and art galleries, are complemented by the national-class Hall for Cornwall, which has recently reopened following a major refurbishment.

With countryside walks, golf, creeks, rivers, the north coast and sailing all within striking distance of Lemon Gardens, this really is the perfect place from which to enjoy a healthy, active and happy retirement.



The property

- Superb detached modern home, completed in 2015
- High quality with excellent energy efficiency
- One of only eight within a beautifully maintained and highly regarded retirement development
- Entrance hall with engineered oak flooring and single-flight stairs (with electrics in place for a stairlift)
- Double aspect living / dining room featuring a Chesney marble fireplace with real flame gas fire. Bay window to the front with elegant French doors and window reveals to the garden room. Wide opening to the kitchen (designed to create a blend of open-plan and separation of space)
- Triple aspect garden / breakfast room with vaulted ceiling
- Well-appointed fitted kitchen enjoying a charming view of the garden. Granite tops and full range of appliances by NEFF: fridge/freezer, dishwasher, induction hob, microwave and oven. Door to the garage / utility.
- Ground floor shower room with contemporary tiling and fittings by Duravit and Geberit
- Ground floor study / snug / 3rd double bedroom with full width fitted bookshelves and cupboards.
- Landing with vaulted ceiling, Velux window, storage cupboard and large airing cupboard with Baxi boiler
- Spacious master bedroom with a high ceiling and enjoying a pleasant and leafy outlook. Separate dressing room with full range of fitted open-fronted wardrobes.
- Spacious guest bedroom with high ceiling, fitted wardrobe and additional storage cupboard. Pleasant and leafy outlook.
- Beautifully appointed bathroom with separate shower and two Velux windows. Fittings to match shower room.



The gardens

- Pretty, well-planted and immaculately tended rear garden providing peace, tranquillity and birdsong.
- Mature maple and sycamore trees, framing the garden perfectly
- Partly lawned and well-stocked with a variety of shrubs, trees and plants including camelias, daffodils and rhododendrons.
- Attractive borders and winding gravel pathway
- Side path and gate providing access to the front of the property
- Patio terrace
- Garden shed
- External lighting and tap
- Integral garage with utility area and door to the garden. Electric up and over door.
- Brick-paved driveway parking for two cars
- Residents' communal garden, laid to lawn with planted borders and gazebo

Tenure, services and general information

Freehold

Management company for the development (private road) with an annual contribution of around £2,450 (Blue Cedar Homes Management Company). This includes maintenance of the common areas of the development and the private drive connecting Lemon Gardens with Falmouth Road. It also includes maintenance of the communal lawn, planting and gazebo, verges, external lighting along the drive and in front of each property, supply of electricity and water for the common areas, the collection of domestic rubbish, recycling and garden waste.

The estate services are provided on Mondays, Wednesdays and Thursdays for 4 hours in the morning. In addition, regular window cleaning and annual gutter cleaning are provided. The estate manager also carries out ad hoc external jobs for residents.

The accounts are reconciled annually: any overpayments are returned and if there is a shortfall, each property contributes equally. The Management Company is a not-for-profit organisation.

Services: mains electricity, water, drainage and gas. Gas central heating – underfloor heating downstairs and radiators on first floor. Broadband: Superfast is available in the postcode. Council Tax F. Residue of 10-year NHBC guarantee.

Occupancy restriction: residents must be aged 65 or over. Letting is permitted so far as the occupier is 65 or over. No holiday letting. The owner can be under 65, providing the occupier is 65 or over. Pets (of any age) are allowed.

What 3 Words ///intend.vivid.wing

Directions

Heading out of Truro along Lemon Street in the direction of Falmouth, continue past the Lander Monument and follow Falmouth Road. After a short distance, the entrance to Lemon Gardens is found on the left-hand side, clearly signed.



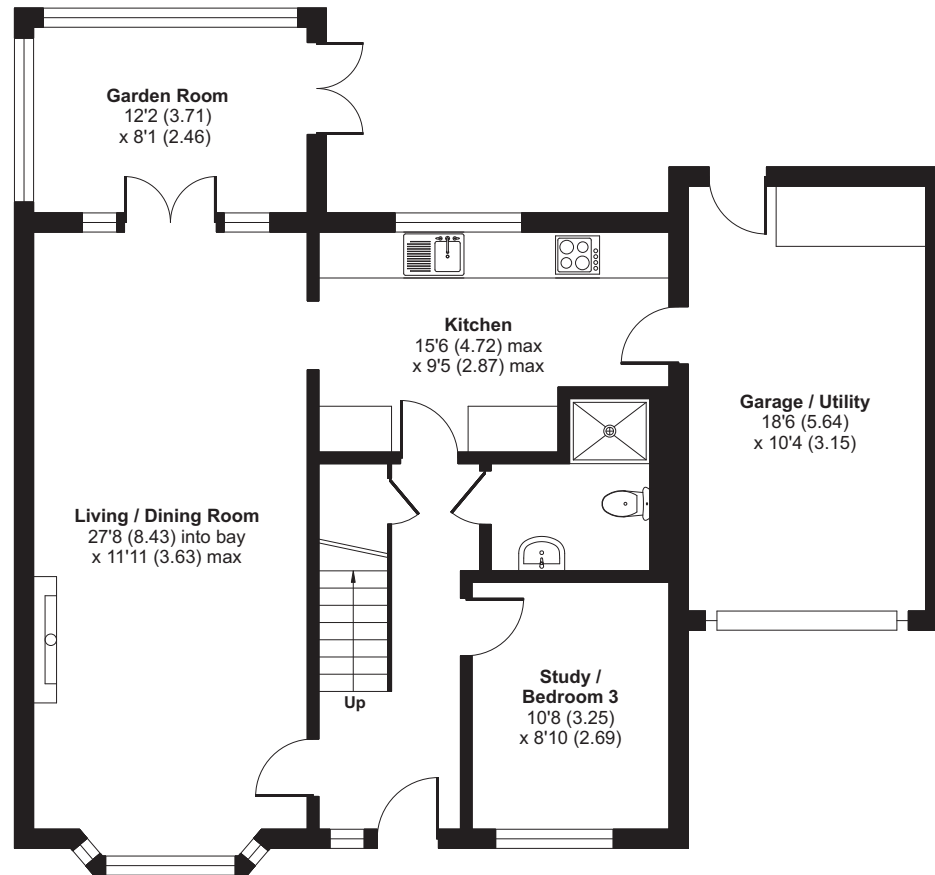
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Main House = 1553 sq ft / 144.2 sq m
Total = 1744 sq ft / 162 sq m sq m (includes garage)

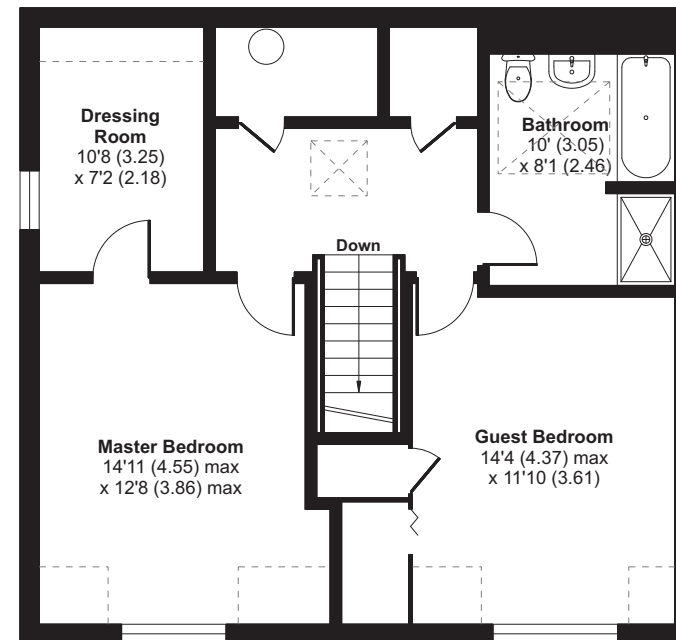
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Shore Partnership Limited. REF: 823581

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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