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**2, St. Johns Terrace,  
Devoran, Truro**

**£330,000  
Freehold**





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## Property Introduction

A charming terraced character cottage situated in this delightful Creekside village of Devoran.

The property offers many characteristic features including beamed ceilings and a feature wood burner with the benefit of a gas fired central heating system along with sealed unit double glazed windows.

The accommodation comprises of an entrance porch giving access into a spacious lounge/diner leading a ground floor shower room, fitted kitchen whilst to the first floor are two bedrooms enjoying distant views.

Externally to the rear is a terraced garden.

## Location

Located in the highly desirable village of Devoran is this charming end terrace character property. The village offers an array of pleasant walks taking you down onto the quay with views towards Carnon Mine. The Old Tram Road from Devoran to Point takes in delightful river views, this being popular with kayakers accessing Carrick Roads leading to Mylor and Malpas. Within the village is the popular Old Quay Inn renowned for its excellent food with the village hall being the main hub of the community which holds regular social events.

Devoran is also ideally positioned for both north and south coasts, the north renowned for its rugged coastal walks and popular with surfers whilst the south coast offers sheltered beaches with excellent sailing waters. Truro lies approximately five miles away being the main centre in Cornwall for business with well known commercial outlets set alongside independent traders. Truro is also home to the Hall for Cornwall on the piazza and has a mainline railway station to London Paddington.

### ACCOMMODATION COMPRISES

Entrance door opening to:-

### ENTRANCE PORCH

Window to side elevation, tiled floor. Doorway giving access to:-

## LOUNGE/DINING ROOM

**LOUNGE AREA 12' 9" x 11' 0" (3.88m x 3.35m) maximum measurements**

Sealed unit double glazed sash window to front elevation. Radiator, feature wood burner set in fireplace, shelving to side. Beamed ceiling. Open to the:-

**DINING AREA 11' 5" x 7' 7" (3.48m x 2.31m)**

Laminated floor continued from lounge area, radiator and staircase to first floor. Doorway giving access to:-

## INNER HALLWAY

Skylight and access to:-

## SHOWER ROOM

Sealed unit double glazed window to rear elevation. Shower, pedestal wash hand basin and close coupled WC. Tiled floor. Chrome heated towel rail.

**KITCHEN 11' 7" x 8' 4" (3.53m x 2.54m)**

Range of base and wall mounted storage cupboards and storage cupboard housing the gas boiler. Integrated cooker, hob, tiled splashback and stainless steel extractor over. Plumbing for dishwasher and integrated microwave. Range of worktops and single sink unit. Skylight and sealed unit double glazed window to rear elevation. Stable door to exterior. Tiled floor. Radiator. Borrowed light window from lounge/diner.

## FIRST FLOOR LANDING

Access to:-

**BEDROOM ONE 12' 5" x 10' 7" (3.78m x 3.22m) L-shaped, maximum measurements**

Sealed unit double glazed window to rear elevation. Radiator and access to loft.

**BEDROOM TWO 10' 2" x 7' 5" (3.10m x 2.26m)**

Sealed unit double glazed window to front elevation. Radiator.

## OUTSIDE FRONT

To the front of the property is an enclosed sitting area with the property being accessed by a wrought iron gate.

## REAR GARDEN

Accessed via the kitchen leads to a useful covered area ideal for storing bikes together with a timber storage shed. Steps give access to the tiered garden, being paved and offering a variety of shrubs, feature railings, ornate pond with a gateway giving access to a right of way over the neighbouring property.

## SERVICES

Mains drainage, mains water, mains electricity and mains gas.

## AGENT'S NOTE

The Council Tax band for the property is band 'C'.

## DIRECTIONS

Upon entering Devoran proceed up Market Street, St Johns Terrace is immediately in front of you with the property having a 'For Sale' board erected for identification purposes. If using What3words:- upholds.stretcher.firepower

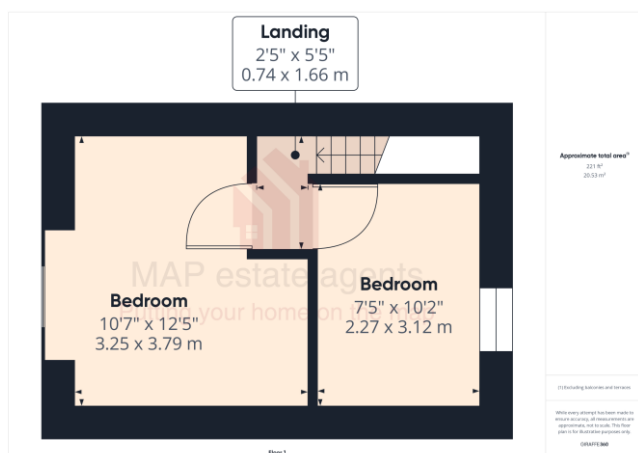


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Pretty terraced character cottage
- Entrance porch
- Lounge/dining room with feature wood burner
- Ground floor shower room
- Two bedrooms
- Gas fired central heating system
- Sealed unit double glazed windows
- Pretty terraced rear garden
- Located in sought after creek side village
- Vacant possession



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