



TOM WILLS
PERSONAL PROPERTY AGENTS

24 Market Street
Devoran, Truro, TR3 6QA
£425,000



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A deceptively spacious three-bedroom Victorian cottage, substantially extended, well-maintained, and beautifully presented by our clients over their 30 years of ownership. Unusually for such a central village location, the cottage benefits from rear parking for two cars, leading to a large detached garage with overhead storage and access to a sunny, level garden.

Situated in the heart of the quiet village centre, Market Street lies between St John's Terrace and the edge of the creek. The rear boundary of the property is just a few metres from the lower gate of the village park and playing field—perfect for families, who can simply cross a quiet lane to access this superb amenity.

- Deceptively deep accommodation and plot
- Sympathetically improved and extended
- Woodburning stove plus Rayburn
- Three bedrooms
- Two reception rooms
- Large detached garage with pitched storage and inspection pit
- Two-car driveway parking
- Sunny and level rear garden
- Close to the creek and central to the village
- Yards from the village park - ideal for children





Many original features remain throughout the property, complemented by sympathetic upgrades such as powder-coated timber sash-style windows to the front, a wood-burning stove in the living room, and a modern fitted bathroom. A traditional oil-fired Rayburn in the dining room provides hot water and adds additional warmth to complement the modern Dimplex Quantum electric heaters

THE LOCATION

Number 24 Market Street is ideally situated just a few doors down from the Old School, in the heart of the sought-after village of Devoran, in between St John's Terrace and the creek. This vibrant and welcoming community lies at the head of Restronguet Creek, a beautifully unspoilt tidal estuary that flows into the renowned sailing waters of the Carrick Roads.

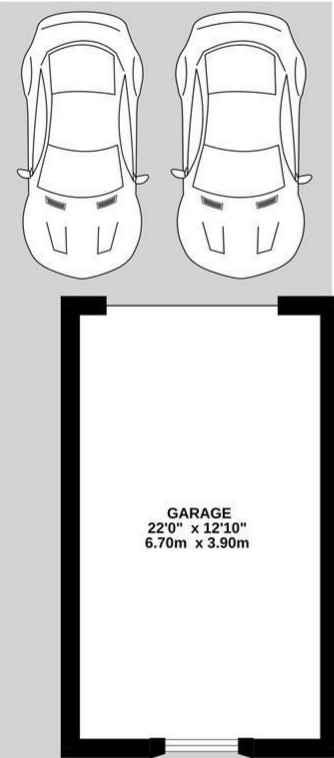
Devoran offers an exceptional quality of village life, with a highly regarded primary school, a friendly local pub, a doctors' surgery, and weekly visits from independent traders selling fresh local produce. The village calendar is filled with events, including the much-loved regatta and other gatherings centred around the historic quay.

This desirable location strikes the perfect balance between peace, natural beauty, and convenience, with both Truro and Falmouth easily accessible. Scenic walks begin right from the doorstep, including the picturesque Old Tram Road that winds along the creek and over the hill to Loe Beach. The National Trust's Trelissick estate—with its woodland trails and expansive parkland—is just a short drive away.

The property is also just a short stroll from Devoran's historic quay—an ideal spot for launching small boats, kayaks, and paddleboards.

ADDITIONAL INFORMATION

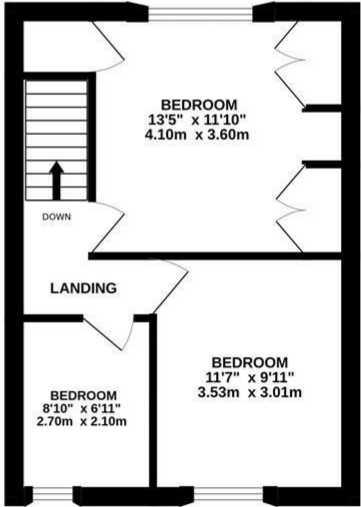
Tenure - Freehold. Services - Mains electricity, water and drainage are connected to the property. Oil fired Rayburn plus Dimplex Quantum electric heaters. Council Tax - Band C. EPC rating - 63 (D). Possession - Vacant possession upon completion with no onward chain



GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx. **Excluding garage**
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 no responsibility is taken for any error, omission or mis-statement. 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.
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Viewing Please contact us on 01326 352302 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	