



# LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10406

Offers over £275,000

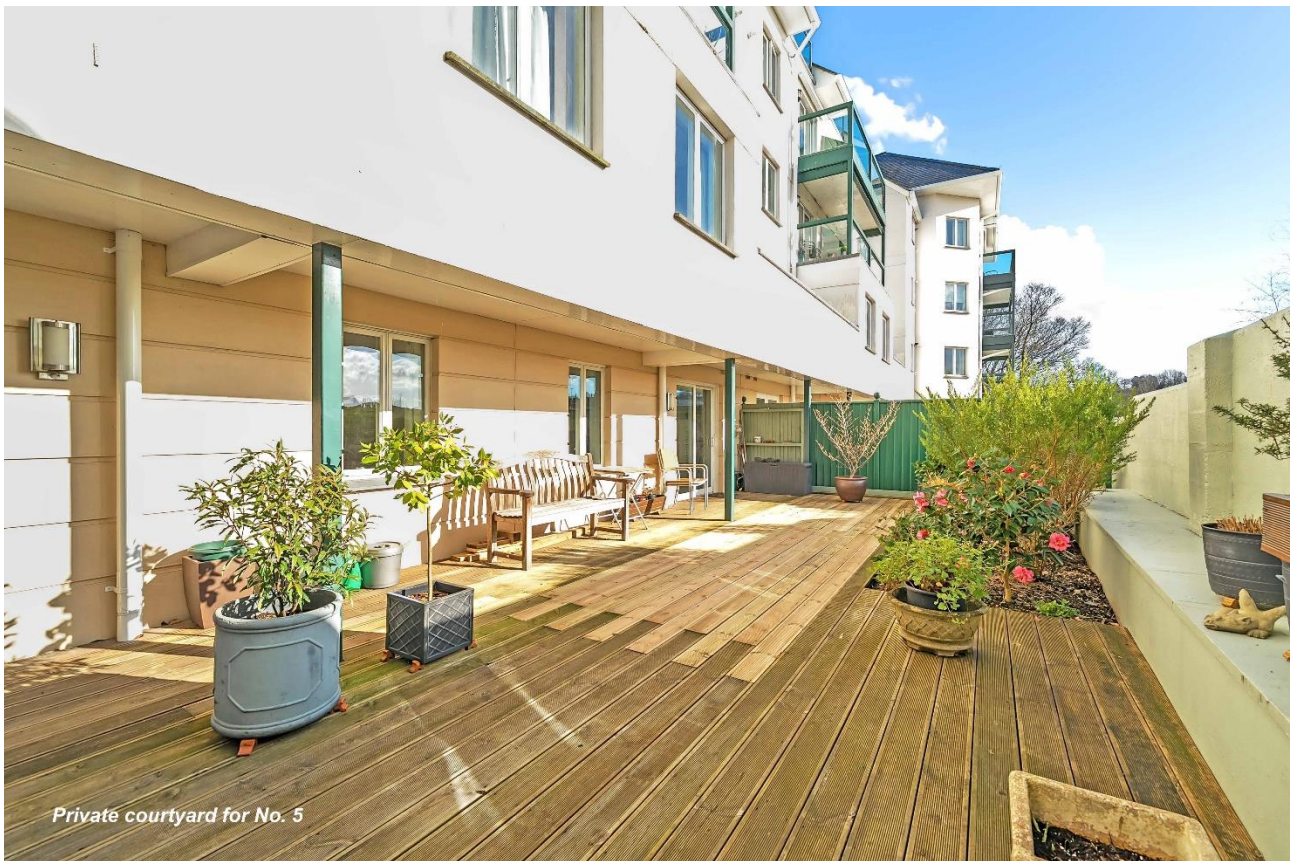
5 Devington Hall,  
Agar Road, Truro, Cornwall, TR1 1GP

**LEASEHOLD**  
(Residue of 999 year lease plus share of Freehold)



**A very rare chance indeed to purchase a unique, lower ground floor apartment within the highly regarded Devington Hall. A perfect downsizing move and for low maintenance city centre living with a fabulous asset of a private south facing courtyard garden with veranda. Including refurbished and very well presented 2 double bedroom, 2 bath/shower room accommodation with lovely large sitting/dining room, lift access and use of communal fitness room and designated secure underground parking space.**





### **SUMMARY OF ACCOMMODATION – In all, about 1,040sq.ft.**

Communal entrance with stair and lift access to:-

**Lower Ground Floor** L-shaped reception hall, utility room, sitting/dining room, fitted kitchen, 2 large double bedrooms (principal bedroom with en-suite shower room), family shower room.

**Outside** Private full width courtyard garden with veranda plus allocated parking space in secure underground car park. Additional visitor parking.

### **DESCRIPTION**

5 Devington Hall is a unique apartment within this highly regarded development, perfect for a downsizing move as it is ideal for low maintenance living with all the amenities of Truro city centre right on your doorstep. Often sought but seldom found, Number 5 has the fabulous amenity of a broad private courtyard garden (The biggest in the development) with veranda, perfect for potted plants, sitting out rain or shine a sheltered oasis with privacy and a bright southerly aspect which receives direct sunshine from early morning to late afternoon/evening. Sold with the benefit of the potential for immediate vacant possession and no complicated onward chain. The current owner has meticulously refurbished and renewed the accommodation and now presents very well with new, stylish kitchen and bathrooms and is tastefully furnished and decorated throughout.

From the communal entrance, stair and lift is accessed to the lower ground floor and the entrance to the apartment. A welcoming L-shaped entrance hall with video entry phone opens into a particularly large sitting/dining room with space for easy chairs and sofas and a six seater dining table. The kitchen has been recently refitted with a smart Kitchen Kit kitchen with attractive white units, slate tiled floor with a Neff electric oven and grill plus four ring gas hob with contemporary Neff extractor fan over and an integrated refrigerator.

The principal bedroom is a particularly large double with well fitted en-suite shower room and there is a second large double bedroom plus a family shower room which has been refitted with an oversized walk-in shower.

The living accommodation and indeed both bedrooms are flooded with natural light with full height glazed windows and doors opening out and overlooking the private courtyard garden, which runs the full length of the apartment, has a covered veranda and is decked for ease of low maintenance with well stocked flowerbeds and borders and an outside water tap.

There is gas central heating and LED low energy lighting throughout. In addition, there is a secure underground allocated parking space and use of the adjacent communal fitness room including small residents' library, plus additional visitor parking.

**With the apartment likely to appeal to buyers looking for a downsizing move, we would like to invite interest from all serious buyers even if not immediately proceedable. Offers from genuinely interested parties even with a property to sell will be given careful and serious consideration before decisions are made.**



## **LOCATION**

It is only a short walk from Devington Hall into the heart of Truro which is Cornwall's capital city and has a thriving centre boasting a wide selection of local and national retailers including a flagship Marks & Spencer store, a wide variety of restaurants, inns and bars. Entertainment in the city with the Hall for Cornwall theatre attracting many well known acts and having recently undergone a comprehensive multi million pound refit. There is also a multi screen cinema and regular events held on Lemon Quay Piazza where there is also a weekly farmer's market. The city boasts a wide range of sports clubs and facilities and has both state and private education for all ages.

The rolling, soft countryside of the south of Truro holds many delightful walks along the banks of the River Fal and Truro whilst there are more rugged countryside and coastline on the north coast at Perranporth which is about a 20 minutes' drive away. Truro's central position makes it ideal for exploring all that Cornwall has to offer with the sailing waters of the Carrick Roads easily accessible to the south and also many surfing beaches that Cornwall is famed for are to the north.

There are golf courses nearby at Treliske, Perranporth and Falmouth and the road network linking to Truro makes it very simple to explore the rest of the county. Truro also has a station on the main Penzance to Paddington line giving simple access throughout the county and through to London with journey times to Paddington around 4½ hours.

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

Communal entrance hall with stair and lift access down to basement level. Entrance door into:-

**L-SHAPED RECEPTION HALL** Smoke detector, video entry phone system, wood effect flooring, radiator, directional LED downlights.

**UTILITY ROOM – 6'1" x 6'** Fitted on two sides with wood effect workbench with space and plumbing for washing machine, space for condensing dryer, space for freezer. High level fuse box and electricity meter. Tiled flooring.

**SITTING / DINING ROOM – 19' x 18'1"** With double glazed windows and full height double glazed sliding door overlooking and opening out onto private decked courtyard garden. With space for easy chairs and sofas plus six seater dining table. Inset LED downlights. Radiators, wood effect flooring. TV and telephone point. Cupboard housing Valliant gas combination boiler. Honeywell central heating control unit, half glazed double doors into:-

**KITCHEN – 9'6" x 7'4"** Recently refitted with attractive Kitchen Kit kitchen with a comprehensive range of base and eye level cupboards on three sides with integrated Neff electric oven and grill with four ring Neff gas hob over with contemporary Neff extractor fan over. Inset Franke sink and drainer unit with chrome swan neck mixer tap. Larder cupboard. Neff refrigerator. Inset LED downlights. Slate tiled flooring.



**PRINCIPAL BEDROOM – 15'6" x 10'5"** Full height double glazed sliding door overlooking and opening out onto private courtyard garden. Radiator, directional LED downlights, TV aerial point. Door into:-



**EN-SUITE SHOWER ROOM** Recently refitted with contemporary white sanitaryware including low flush wc, pedestal wash hand basin with chrome mixer tap, chrome heated ladder style towel rail, shaver point, period wall mounted cabinet, shower with Bristan electric shower, tiled on four sides, tiled flooring, extractor fan, inset LED downlights.

**BEDROOM 2 – 18' x 8'10"**

Double glazed window overlooking private courtyard garden, directional LED downlights, radiator. Alcove shelving.

**FAMILY SHOWER ROOM**

Recently refitted with contemporary white sanitaryware including low flush wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, chrome heated ladder style towel rail, oversized shower cubicle with thermostatic shower, tiled on three sides, tiled flooring, extractor fan.

**OUTSIDE**

Broad full width private courtyard garden enjoying a bright southerly aspect, decked with well stocked flowerbed and borders surrounded by fencing and stone walling giving privacy and shelter with a covered veranda. Outside courtesy lighting. Outside water tap.

**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 1GP.

**SERVICES** Mains water, drainage, electricity and gas.

**MOBILE PHONE COVERAGE** All major provides likely.

**BROADBAND** Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

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

**TENURE Leasehold (share of freehold therefore no ground rent)** Remaining term of a 999 Lease. Latest service charge payable £270 per calendar month.

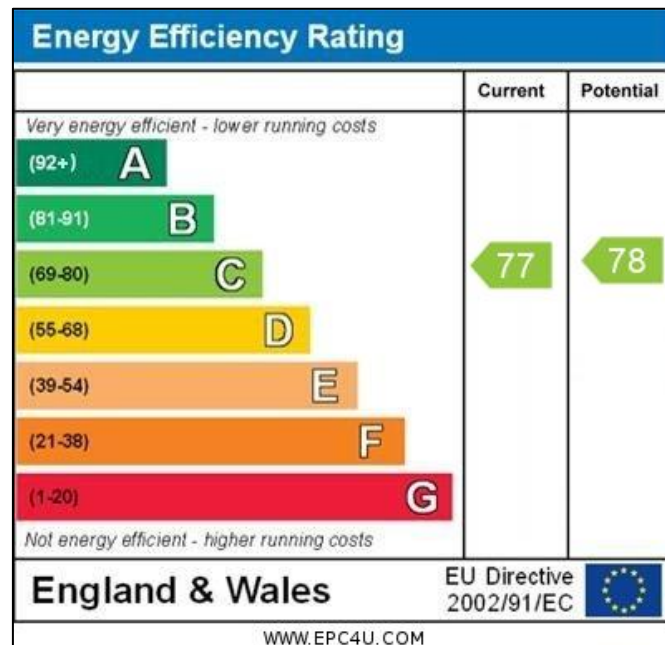
**DIRECTIONS** See town map. Head up Mitchell Hill and turn right into Agar Road opposite The Rising Sun gastro inn. Proceed down Agar Road and the entrance to Devington Hall is on the right hand side. Pull into the car park and park in one of the designated visitor parking spaces on the right hand side. Proceed to the middle block of the building where the communal entrance for No. 5 will be found.

**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.

**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

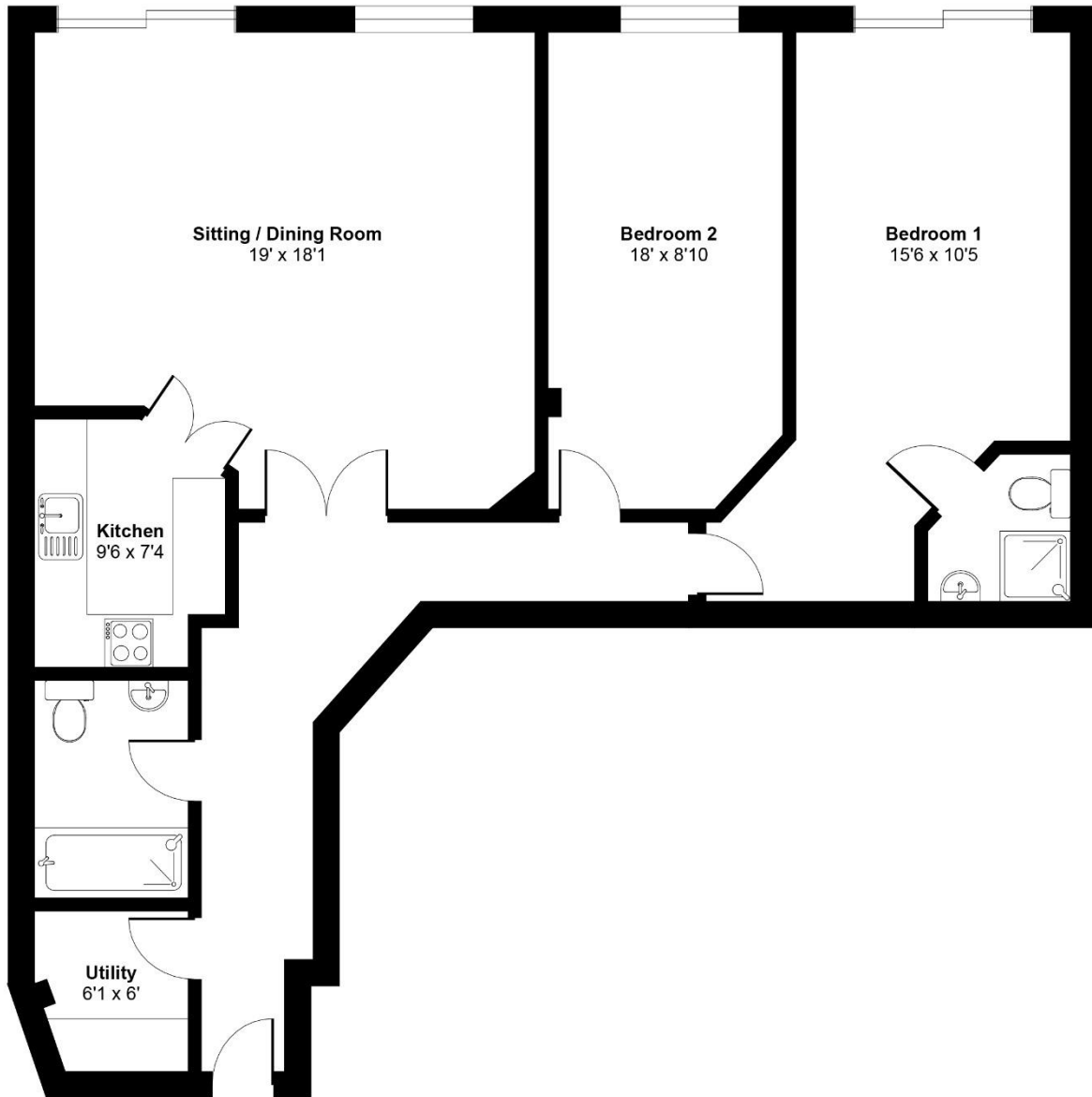


Not to scale – for identification purposes only.

# Devington Hall, Agar Road, Truro

Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



**LOWER GROUND FLOOR**





