

Philip Martin

LETTINGS LIMITED



BAR MEADOWS, MALPAS, TRURO

£1,995 PCM

www.philip-martin.co.uk

THE SLIPWAY BAR MEADOWS, MALPAS, TRURO, CORNWALL, TR1 1SS

Absolutely stunning! A two bedroom waterside apartment with outstanding views and water frontage.

- Electric Underfloor Heating
- No Pets
- Available End October
- Council Tax Band G
- Sun Terrace & Riverside Location
- Double Glazed Windows
- 2 Parking Spaces
- Deposit £2301
- EPC B
- Initial Fixed Term of 6 Months

GENERAL COMMENTS

The Slipway is a stunning two bedroom apartment which is situated in a remarkable location within Malpas. Positioned along Bar Creek, the property enjoys fabulous views over the river to the countryside beyond.

The accommodation provides two double bedrooms, the master with an en-suite as well as a shower room, both of which are finished to a very high standard. The open plan living space offers a large light and spacious room with sliding doors and big windows which open onto the terrace and which in turn afford plenty of natural light into the room. The kitchen is well appointed with a huge island and integrated appliances.

There is parking for two and for the water enthusiast, direct access to the foreshore and a pontoon.

Please note no pets are allowed.

MALPAS

Malpas is a picturesque village located in Cornwall. It is situated near the confluence of the rivers Truro and Tresillian, providing stunning waterfront views. The village of Malpas lies two miles downriver from Truro City and is now a very sought after residential locality, the local public house The Heron Inn at the centre. Malpas is widely known for its safe anchorage and mooring facilities, there are also a number of pleasure boats which regularly disembark passengers at the nearby slipway. The whole area is also designated as an area of outstanding natural beauty and the tidal river is notable for its large Heronry and ever increasing population of the Egrets as well as Cormorants and Shellduck and the occasional seal. The city of Truro and the nearby Boscawen Park is less than a five minute drive (15 minute flat walk).

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

In all the accommodation comprises.

HALLWAY

A spacious entrance with a range of built in mirror cupboards.

OPEN PLAN KITCHEN/LIVING ROOM

23'3" x 15'10" (7.10 x 4.83)
A fabulous room with sliding doors opening onto the terrace and enjoying stunning views over the river.

STUDY/UTILITY

6'1" x 4'11" (1.87 x 1.51)
A useful space as a small study, larder/utility space.

MASTER BEDROOM

12'0" x 10'10" (3.68 x 3.31)
Built in mirrored wardrobes.

EN-SUITE

7'2" x 5'1" (2.19 x 1.55)
Luxurious bathroom with white suite and fully tiled.

BEDROOM 2

10'0" x 9'8" (3.05 x 2.96)
Built in mirrored wardrobes.

SHOWER ROOM

6'6" x 3'3" (1.99 x 1.01)
Well fitted with white suite and a large shower.

DIRECTIONS

Proceed into Malpas passing the Heron Inn and continue along Bar Meadows. At a small roundabout turn right into Bar Creek and the Slipway is on the right hand side.

CREDIT REFERENCES AND DEPOSIT

Prospective tenants will be required to complete an application form and if successful will have to pay a holding deposit equivalent to 1 weeks rent. At that stage we will carry out a credit reference and only once the referencing is successfully completed will the property be formally offered. Prior to occupation the balance of the first months rent and a deposit equivalent to 5 weeks rent will be payable.

DIRECTIONS

From Trafalgar roundabout in Truro take the exit signposted to Malpas. Proceed along this road with the water on your right hand side, passing Boscawen Park and Truro Cricket Club. Once in Malpas village continue on this road passing the Heron Inn on your left hand and keep going until you see 'Private Road' on the road and take the next right hand turn with a wooden sign saying 16 & 17 Bar Meadows. The parking spaces for The Slipway will be immediately in front of

CONTACT US

6 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 272716

lettings@philip-martin.co.uk

