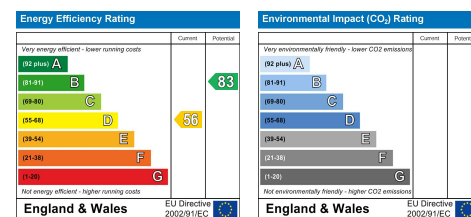




KEY FEATURES

- Two Double Bedrooms
- Kitchen/Dining Room
- Bathroom
- Front And Rear Gardens
- Double Glazing
- Sitting Room
- Large Conservatory
- Self Contained Annexe
- Gas Central Heating
- No Chain

ENERGY PERFORMANCE RATING



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CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



CREEK COTTAGE, 4 GREENBANK TERRACE, DEVORAN, TRURO, TR3 6PH PICTURESQUE PERIOD COTTAGE IN SOUGHT AFTER LOCATION

Full of original character and charm with stone elevations, sliding sash windows and high exposed open beams. Two double bedrooms, sitting room with woodburner, kitchen/breakfast room, conservatory, pantry and bathroom.

Annexe building offering further potential with hobby room/studio and shower room.

Delightful front and rear gardens enjoying a sunny aspect and privacy.
Gas central heating. Double glazing. Sold with no chain. Viewing essential.

EPC- D. Freehold. Council Tax Band - D.

GUIDE PRICE £397,500

GENERAL COMMENTS

Creek Cottage is a very attractive end of terrace cottage located in a quiet position within the favoured creekside village of Devoran. It has handsome stone elevations, modern double glazed sliding sash windows in the front with brick arches that are very attractive. The cottage is very well presented and full of character features including high exposed open beam ceilings, wood and slate flooring and a stone fireplace in the sitting room with woodburner.

The cottage has versatile accommodation with two bedrooms and the potential for a separate annexe at the rear. Planning permission was previously granted to incorporate the annexe into the main house extended at the side creating a much larger house with lots of living accommodation. The cottage occupies a large mature plot and is virtually hidden from Greenbank Road with front and rear gardens. The accommodation includes two bedrooms and bathroom on the first floor with spacious sitting room, kitchen/dining room and large conservatory overlooking the front gardens. There is mains gas fired central heating and double glazing.

The outbuilding/annexe is in need of refurbishment but offers huge potential, it is currently used for storage. It could be perfect for those looking to work from home or needing accommodation for a dependent relative as it is self contained with reception room and shower room with w.c. There are private front and rear gardens with generous lawns, mature shrubs and plants and useful garden shed. A side path provides rear access. Creek Cottage is sold with no onward chain.

LOCATION

Devoran lies about five miles south west of Truro, just off the A39 Truro to Falmouth road and at the head of the Restronguet Creek which is a tributary of the river Fal. Local facilities include the Church, pub, doctors surgery and primary school whilst further facilities including a supermarket are located in nearby Carnon Downs. The area is well known for its scenic attractions and although the creek is tidal there are many walkways in the area including the "tramway" along the edge of the creek to Point and

Penpol. The city of Truro and the harbour town of Falmouth are both within easy driving distance. The village also benefits from a regular bus service.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

CONSERVATORY

17'6" x 7'4" (5.35m x 2.26m)

Enjoying views over the front garden with double glazed windows and French doors leading to a large deck providing plenty of sitting out space. Solid wood floors, exposed stone wall with original sliding sash window to sitting room with brick arch, radiator, two lights, half glazed entrance door and granite step leading to:-

SITTING ROOM

17'5" x 12'1" (5.31m x 3.69m)

Well proportioned with high open beam ceilings. Solid wood floor. Feature stone fireplace incorporating multi fuel stove with slate hearth and wood mantle. Cupboards and shelves in fire breast recesses. Radiator, four wall lights, t.v. point and stairs to first floor. Door to:-

KITCHEN/DINING ROOM

14'3" x 9'2" plus 9'6" x 4'11" (4.35m x 2.81m plus 2.91m x 1.5m)

Range master cooker in stone recess, built-in cupboards in fire breast recesses, slate floor, spotlights, radiator, high ceilings with exposed beams and exposed stone wall. Attractive panelling to dado height along one wall. Extended kitchen with glass roof, Belfast sink, space and plumbing for washing machine and dishwasher. Windows overlooking the rear garden with full height windows affording plenty of natural light. Half glazed stable door leading to rear garden. Electric meter cupboard. Door to:-

PANTRY

With tiled floor, shelves, light and power. Space for fridge/freezer, frosted window to side.



FIRST FLOOR

BEDROOM ONE

14'3" x 9'10" (4.36m x 3.02m)

Light twin aspect room with double glazed windows to rear and side overlooking the garden. Radiator.

BEDROOM TWO

12'2" x 9'3" (3.73m x 2.83m)

Sliding sash window overlooking the front garden.

BATHROOM

White suite comprising low level w.c., pedestal wash hand basin, panelled bath with fully tiled surround and shower over. Loft access with ladder. Sliding sash window to front with shutters. Boiler cupboard housing baxi mains gas fired heating boiler and shelves. Heated towel rail.

POTENTIAL ANNEXE

12'11" x 7'2" (3.95m x 2.19m)

Located at the rear of the rear of the cottage and accessed via a side passageway. Measurements are the whole building that includes the hobby room and shower room. Entrance with shelves and radiator.

STUDIO/HOBBY ROOM

Window overlooking the garden, radiator. Velux window.

SHOWER ROOM

White suite with low level w.c, pedestal wash hand basin, shower cubicle with fully tiled surround and electric shower over. Window to front, spotlights.

OUTSIDE

The front garden is accessed from Greenbank Road and a pathway leads to the front door. The front garden is mainly gently sloping lawn and is very private enclosed within mature hedge boundaries

with various shrubs and plants as well as a bay tree and apple tree. Two garden sheds. A large deck provides plenty of sitting out space and this enjoys the afternoon and evening sun. The rear garden is accessed via a gated side passageway where there is a further level lawn, slate patio for the morning sun and from here there is access to the annexe and also to the kitchen.

SERVICES

Mains water, electricity and drainage are connected. Mains gas fired central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Truro proceed in a southerly direction along the A39 and exit this road after Carnon Downs clearly signposted to Devoran. At the T-junction turn right which will ultimately lead into Greenbank Road and Creek Cottage can be found on the left hand side where a Philip Martin board has been erected.

DATA PROTECTION

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