



7 SCOBLES TERRACE  
MALPAS TRERO  
TRISH

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# 7 SCOBLES TERRACE

MALPAS TRURO

TR1 1SH

## CHARACTER TERRACED COTTAGE IN MALPAS

Situated within walking distance of Truro city with all its amenities on offer yet offering stunning riverside surroundings and picturesque rural walks.

Its convenient location offers strong transport links to Truro, Falmouth and St Austell.

In all, it comprises; Sitting room, kitchen/diner, two bedrooms and family bathroom.

GUIDE PRICE £315,000

*Philip Martin*

PHILIP MARTIN

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

## GENERAL COMMENTS

7 Scobles Terrace is an attractive mid terraced cottage with a delightful aspect, situated in a most desirable village location having superb river and country views, and only approximately two miles from the Cathedral city of Truro. The property is one of eleven in Scobles Terrace which occupy an elevated position and form a row of very charming cottages.

## MALPAS VILLAGE

The creekside village of Malpas lies approximately two miles to the south east of the Cathedral city of Truro, which is Cornwall's main administrative centre with an excellent selection of shopping, business and schooling facilities with the main line rail link to London (Paddington). Malpas is in a delightful waterside location with nearby river and creekside walks, boat yard and popular eating house called the Heron Inn. In the summer months there are river trips that can take you out into the Carrick Roads to the port of Falmouth which is the gateway to some of the UK's finest day sailing waters with various sailing clubs in the vicinity and Falmouth being the third largest natural harbour in the world which is also home to the National Maritime museum and the renowned Royal Cornwall Yacht Club.

## GROUND FLOOR

### SITTING ROOM

3.78 x 2.93 (12'4" x 9'7")

Enter into a sitting room with a window to the front aspect. Carpeted flooring, a ceiling mounted light. A previously opened fireplace with tiled surround and polished granite hearth.



### KITCHEN/DINING ROOM

3.77 x 4.22 (12'4" x 13'10")

Ceiling mounted light. Lino flooring and multiple built in storage cupboards and shelving units. A window and separate door leading to the garden at the rear of the property.

### LANDING

### MASTER BEDROOM

2.46 x 2.85 (8'0" x 9'4")

A double bedroom with a window to the front aspect overlooking the Truro River. Carpeted flooring, skirting, exposed roof truss' and a ceiling mounted light.





#### BEDROOM 2

1.61 x 2.35 (5'3" x 7'8")

A single bedroom with a window to the front aspect enjoying views over the Truro River. Carpeted flooring, built in wardrobe, skirting and exposed roof truss. Ceiling mounted light.

#### BATHROOM

2.00 x 2.26 (6'6" x 7'4")

A white bathroom suite comprising toilet, hand wash basin and bath with overhead shower. A mixture of painted and tiled walls. A sash window over looks the garden to the rear of the property.

#### OUTSIDE

To the front of Scobles terrace there is a small area for sitting out and watching the world go by. At the rear there is a terraced garden which has the potential to create many areas for entertaining during the summer months. From the top tier, fantastic views can be seen over the top of the property down the Carnon River.

#### SERVICES

Mains water, electricity and drainage.

#### NOTE

It should be noted that there is a flying freehold.

#### N.B

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



#### COUNCIL TAX

Council Tax - Band C

EPC -

#### 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.

#### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

#### DIRECTIONS

From Truro proceed to the Trafalgar roundabout taking the turning signposted to Malpas passing by the Radio Cornwall studios, proceed for approximately two miles along this delightful riverside road to the village of Malpas and on reaching the village the property will be located on the left hand side on Scobles Terrace just before the Heron Inn.

EPC - E



Approx Gross Internal Area  
52 sq m / 556 sq ft



Ground Floor  
Approx 27 sq m / 291 sq ft

First Floor  
Approx 25 sq m / 265 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	92-100	47	53	Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		
A	81-91			B			
B	69-80			C			
C	55-64			D			
D	39-54			E			
E	21-38			F			
F	1-20			G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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