

Adams Cottage 5 Killigarth Villas Devoran, TR3 6PR







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Just a short stroll from the picturesque Devoran Quay and scenic walking trails, this two bedroom semi-detached reverse level home offers light filled living and a thoughtfully designed layout ideal for modern lifestyles. On entering the property, you're welcomed by a bright hallway leading to two well-proportioned double bedrooms, both benefiting from built-in storage. A contemporary family bathroom completes the lower level and includes additional storage space, ideal for keeping everything neatly tucked away. Upstairs, a striking curved feature window floods the upper floor with natural light, setting the tone for the open-plan kitchen, dining and living space, the true heart of the home. Perfect for entertaining, the stylish kitchen boasts ample storage and a central island that doubles as a casual dining spot or gathering point for guests. The spacious lounge/diner is warmed by a characterful log burner, creating a cosy and inviting atmosphere all year round. Outside, there's a charming seating area, perfect for a morning coffee or enjoying the evening sun, as well as off-road parking for one vehicle.



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Guide Price £365,000

Location

Nestled in the heart of the highly sought-after creekside village of Devoran, Killigarth Villas offers an enviable lifestyle in a peaceful and picturesque setting. Devoran is renowned for its rich history, charming architecture, and strong sense of community, with beautiful walks and cycling routes right on the doorstep, including direct access to the popular Bissoe Trail. Just a short stroll away is Devoran Quay, perfect for paddleboarding, kayaking, or simply soaking up the stunning waterside views.

Despite its tranquil feel, Devoran is ideally positioned for easy access to both Truro and Falmouth, making it perfect for commuters or those seeking the best of coast and city life. The village benefits from a well-regarded primary school, a popular pub, and excellent transport links, all while being surrounded by the natural beauty of the Fal Estuary and surrounding countryside.

Accommodation

Entrance Hallway
Bedroom One with Built in Storage
Family Bathroom
Bedroom Two
Stairs to First Floor Landing
Open Plan Kitchen/Diner/Lounge

Parking

Off road parking for one vehicle.

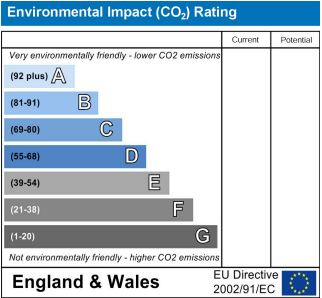
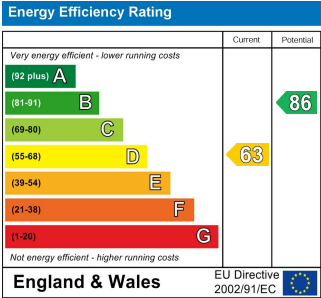
Outside

There is space for a bench to allow you to enjoy the sunny days.

Services

Mains water, electricity and drainage. Gas central heating.





Agents Note

Our client has informed us that the maintenance of the driveway is shared between the other properties.

Council Tax Band- C

What3Words

///rekindle.scar.form

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

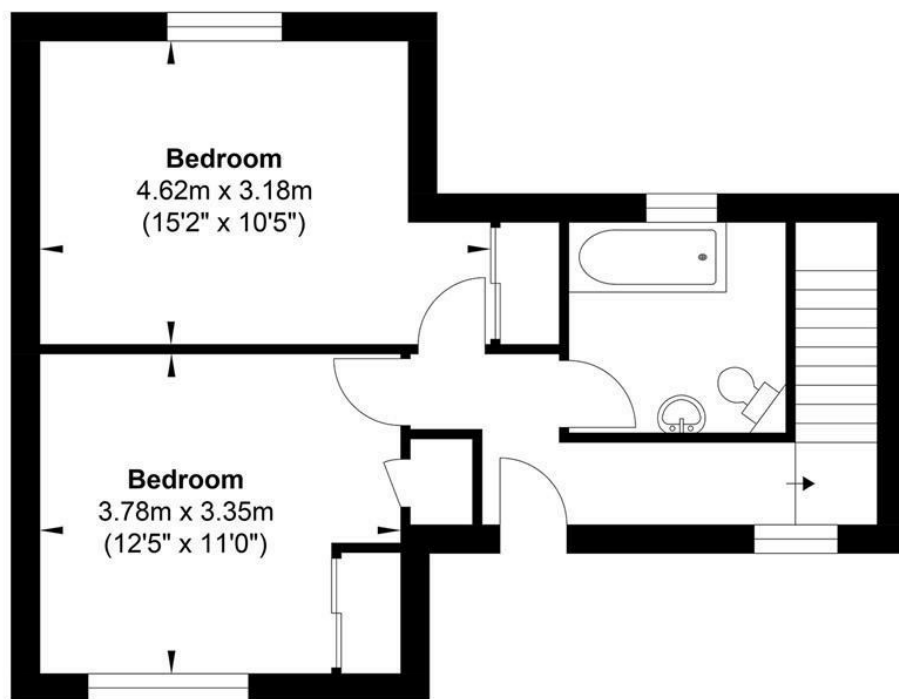
Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

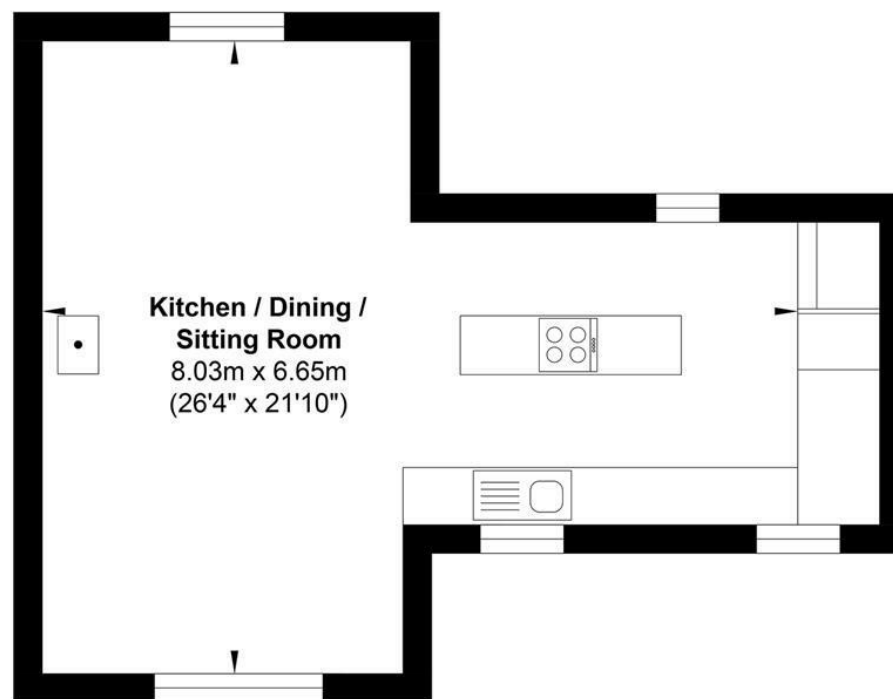
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>





Ground Floor



First Floor



Gross Internal Floor Area : 82.4 m2 ... 888.0 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

