

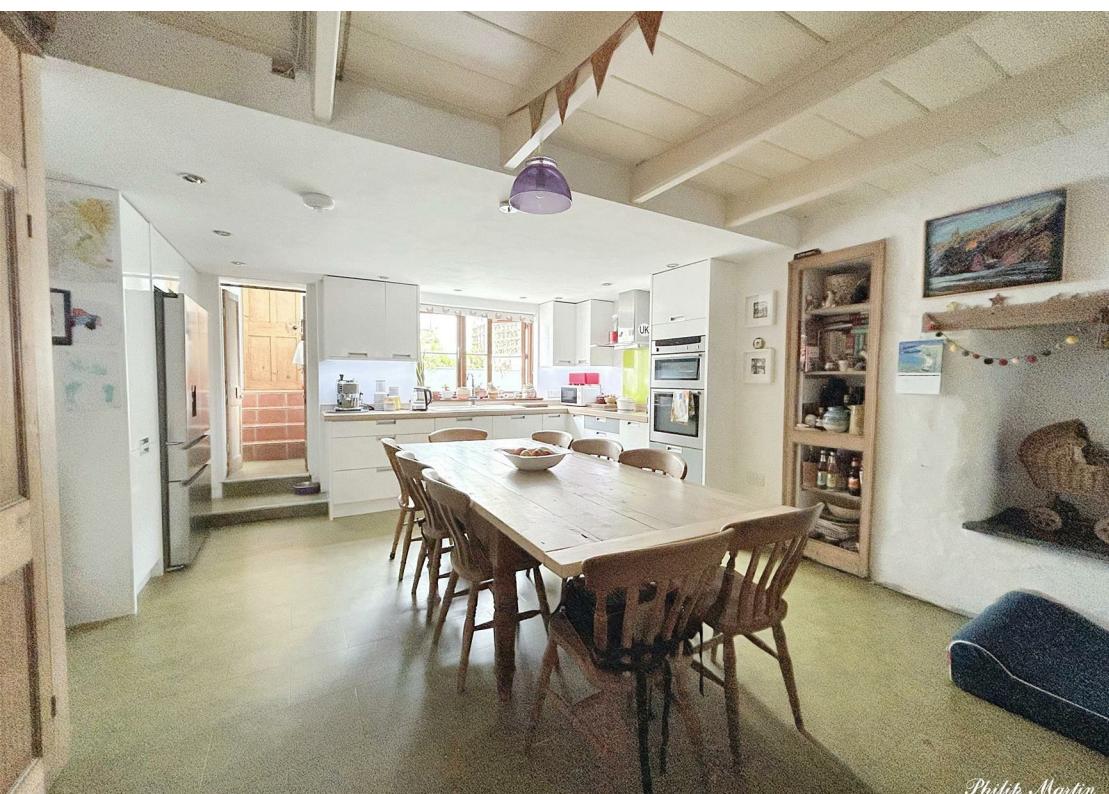


6 BELMONT TERRACE
DEVORAN, TRURO.
TR3 6PX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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6 BELMONT TERRACE

DEVORAN TRURO TR3 6PX

FABULOUS EXTENDED TERRACED COTTAGE IN MUCH SOUGHT AFTER CREEKSIDE VILLAGE

A very attractive character cottage full of charm and occupying an elevated position with views of the creek and to the wooded Carclew Estate beyond.

Extended substantially at the rear and beautifully presented throughout with modern kitchen and bathroom and well proportioned accommodation. Three bedrooms, sitting room, kitchen/dining room, utility, cloakroom, bathroom and excellent outdoor storage including two sheds and outbuilding.

Enclosed south facing landscaped garden. Rear courtyard and parking for two vehicles.

Mains gas central heating. Partially double glazing.

Freehold. Council Tax Band C. EPC - C

GUIDE PRICE £499,950

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GENERAL COMMENTS

6 Belmont Terrace is a beautifully presented and very charming character cottage. It has been updated and improved by our clients during their ownership including the addition of a large rear extension creating a fabulous kitchen/dining room and larger master bedroom above. It is much larger than it looks from outside. It is very attractive with stone elevations and sliding sash windows to the front. The cottage occupies a much sought after position within the village with views of the creek and beyond over the wooded Carclew Estate. There are three bedrooms and bathroom on the first floor. The two front bedrooms have excellent creek and countryside views. The ground floor includes a hallway, sitting room with views, large kitchen/dining room with modern units and integral appliances, utility and cloakroom. The south facing garden has been landscaped and is beautifully maintained with lawns and many mature trees, shrubs and plants. A large terrace provides lots of sitting out space and has excellent views. At the bottom of the garden is driveway parking for two vehicles. There is excellent outdoor storage including two sheds and the rear courtyard has an outhouse and access onto the rear lane. There is gas fired central heating. An internal viewing is essential.

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):

ENTRANCE HALL

Half glazed entrance door. Radiator, dado rail with wood panelling below, doors to kitchen/dining room and sitting room. Stairs to first floor.



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SITTING ROOM

3.60m x 3.45m (11'9" x 11'3")

Window overlooking the front garden with views of the countryside and Carclew estate beyond. Exposed wooden floor, feature fireplace with wooden surround and mantel, slate hearth and Victorian cast iron inset fire. Built in cupboards in firebreast recess, picture rail, television point, radiator

KITCHEN/DINING ROOM

5.39m x 4.21m (17'8" x 13'9")

Excellent range of base and eye level kitchen units. Integral appliances including Neff double oven, AEG Hob with glazed splashback and stainless steel extractor hood over, AEG dishwasher. Enamel sink with mixer tap over. Space for American style fridge/freezer. Window to rear, exposed beams (high ceiling). Dining area has a fireplace with slate hearth, wood lintel and flexible chimney liner in situ ready for wood burner. Door to:

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REAR HALL AND UTILITY

Stable door leading into the rear courtyard and a double glazed window. Space and plumbing for washing machine. Ideal mains gas fired combination boiler. Tiled floor. Door to rear hall and utility.

CLOAKROOM

Low level w.c., Belfast sink with solid wood surround, mixer tap over and cupboard below. Heated towel rail, spotlights.

FIRST FLOOR

Landing. Period pine doors to all first floor rooms. Loft access with ladder and partially boarded.

BATHROOM

A modern white suite with low level w.c., panel bath, vanity sink unit with two drawers below, separate shower. Velux window for natural light and ventilation. Tiled floor. High level storage loft.

MASTER BEDROOM

5.39m x 2.83m (17'8" x 9'3")

A large double room, with picture window overlooking the rear courtyard. Radiator. Plenty of space for freestanding wardrobes.

BEDROOM TWO

3.70m x 2.86m (12'1" x 9'4")

Another light, double room. Window enjoying lovely views over the front garden with creek and countryside views beyond and enjoying a south westerly aspect. Exposed wooden floor with very wide floorboards.

BEDROOM THREE

2.64m x 1.99m (8'7" x 6'6")

Window overlooking the front garden with similar views. Radiator.

OUTSIDE

At the front is parking for two cars and steps lead up to the front garden via a lockable gate. The garden has been landscaped and is very well maintained and enclosed within dense boundaries and very safe for children and pets. It enjoys far reaching views and a sunny south westerly aspect with sun the majority of

the day. The garden is on three levels and has been designed purposely for the gently sloping site with attractive Cornish stone retaining walls and deep flower beds planted with lots of mature shrubs and plants providing colour and interest. There are level lawns and feature trees including bay and crab apple. A pathway meanders through the garden to the front door to a large raised terrace that provides plenty of sitting out space to enjoy the sunshine and views. There is an outside tap, light and power points. The greenhouse is included in the sale and there are two garden sheds including a larger workshop with light and power.

REAR COURTYARD

Enclosed courtyard with a patio paved floor and pedestrian gate leading to the rear lane providing access. Outside light. Useful storage shed with space for bikes etc.

SERVICES

Mains water, electric, drainage and gas are connected.

N.B

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

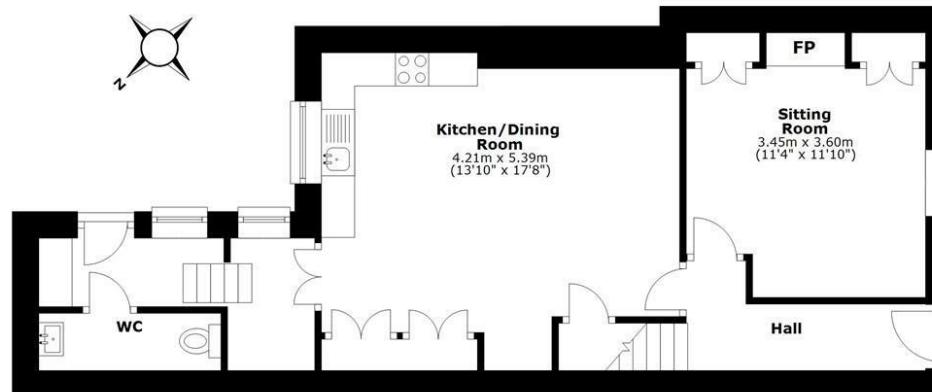
VIEWING

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.

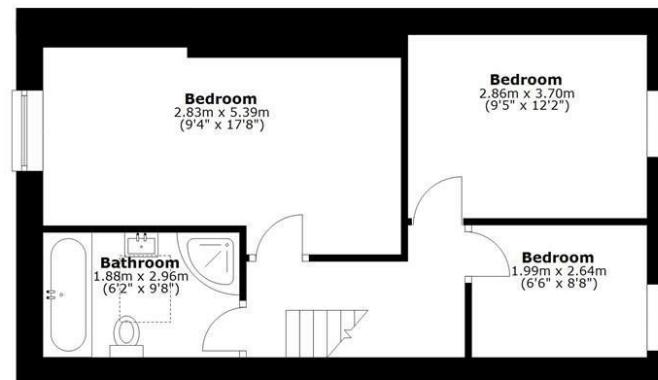
DIRECTIONS

Proceeding from Truro towards Falmouth along the A39 proceed to the bottom of Carnon Downs bypass and at the roundabout take the first exit on the left signposted to Devoran. At the T junction turn left and at the mini roundabout turn right and proceed into the village. Turn left immediately after the Church and then right into Belmont Terrace. Number 6 is located on the left hand side where a Philip Martin sale board has been erected.

Ground Floor
Approx. 52.8 sq. metres (568.5 sq. feet)



First Floor
Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 97.2 sq. metres (1046.0 sq. feet)

6 Belmont Terrace, Devoran

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
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