



# CHYTROON COTTAGE

PERRANWELL STATION, TRURO.  
TR3 7PS

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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# CHYTROON COTTAGE

PERRANWELL STATION

TRURO

TR3 7PS

CHARACTER COTTAGE IN THE HEART OF THE VILLAGE

This mid-terraced home has recently been improved with a newly fitted kitchen, modern electric radiators, and areas of replacement double glazing.

The property has also been redecorated, presenting well throughout, while still offering scope for a purchaser to carry out further updating – particularly to the bathroom – allowing them to add their own style and value.

The cottage is offered for sale with no onward chain.

OFFERS OVER £260,000

*Philip Martin*

PHILIP MARTIN

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*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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

Situated in the very centre of the village, this charming mid-terraced cottage combines classic character with a series of recent improvements. The current owners have installed a stylish new kitchen and upgraded to modern electric radiators, while also replacing some of the double glazing to enhance the energy efficiency. Freshly redecorated, the interiors are presented in good order. At the same time, there remains an opportunity for a new owner to place their own stamp on the property, most notably by updating the bathroom, to further personalise the space and add future value. Offered to the market with no onward chain.

In all the accommodation offers a porch, lounge, kitchen/dining room, bathroom and utility. To the first floor there are three bedrooms and a w.c.

## PERRANWELL

Perranwell is a very popular and thriving community almost midway between Truro and Falmouth and easily accessible to Redruth. In the immediate area there are a range of facilities for day to day needs including post office and shop, church, public house, primary school as well a modern village hall with its associated range of social activities. The area is also well placed for access to the creeks of the Fal Estuary and Mylor yacht harbour with its deep water moorings is just a few minutes drive away. The city of Truro with its Cathedral and fine shopping centre is about five miles.

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

### PORCH

Space for cloaks and shoes.



### LOUNGE

4.97 x 3.53 (16'3" x 11'6")

Window to the front, feature open fire, electric radiator and door to kitchen.

### KITCHEN/DINING ROOM

4.17 x 3.34 (13'8" x 10'11")

A stunning space with a range of base level units, sink and drainer inset. Built in oven and hob, built in dishwasher, space for fridge freezer, pantry cupboard, electric radiator and stairs to first floor.

### REAR HALL

Door opening to rear garden.

*Philip Martin*





#### BATHROOM

1.94 x 1.76 (6'4" x 5'9")

Comprising bath with shower over, heated towel rail, w.c. and wash hand basin. Window to rear.

#### UTILITY

1.4 x 1.02 (4'7" x 3'4")

Space and plumbing for washing machine and tumble dryer. Window to rear.

#### FIRST FLOOR

Landing with loft access and passive air ventilation system.

#### BEDROOM 1

4.29 x 2.57 (14'0" x 8'5")

Window to front and electric radiator.

#### BEDROOM 2

3.14 x 2.78 (10'3" x 9'1")

Window to rear and electric radiator. Space for hanging clothes in recess.

#### BEDROOM 3

2.92 x 2.20 (9'6" x 7'2")

Window to front and radiator.

#### W.C.

1.7 x 1 (5'6" x 3'3")

Recently renovated, W.C., vanity wash hand basin, heated towel rail. Window to rear.

#### OUTSIDE

There is a small garden to the front of the cottage whilst to the rear an enclosed rear courtyard, ideal for sitting out and where there is space for a shed.



#### N.B

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

#### SERVICES

Mains water, electricity and drainage.

#### 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.

#### COUNCIL TAX

Band C.

#### DIRECTIONS

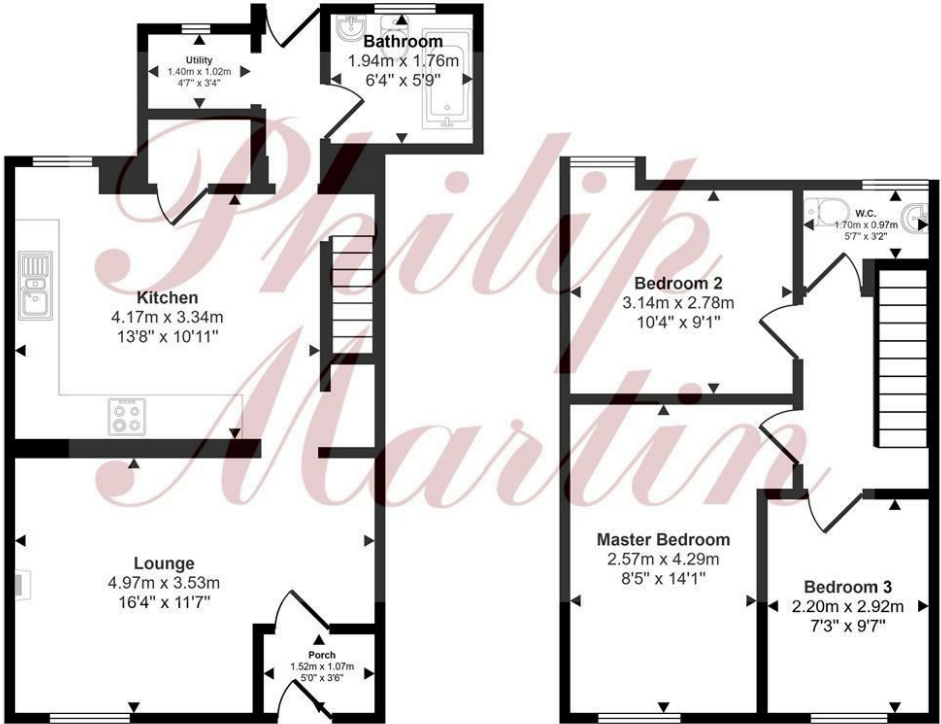
The property can be found in the centre of the village opposite the classic car showroom.

#### EPC

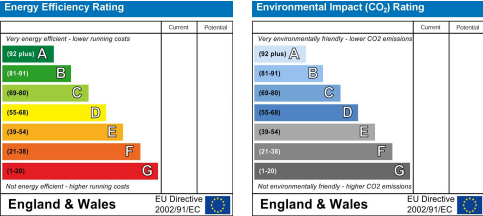
TBC



Approx Gross Internal Area  
82 sq m / 880 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.











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