

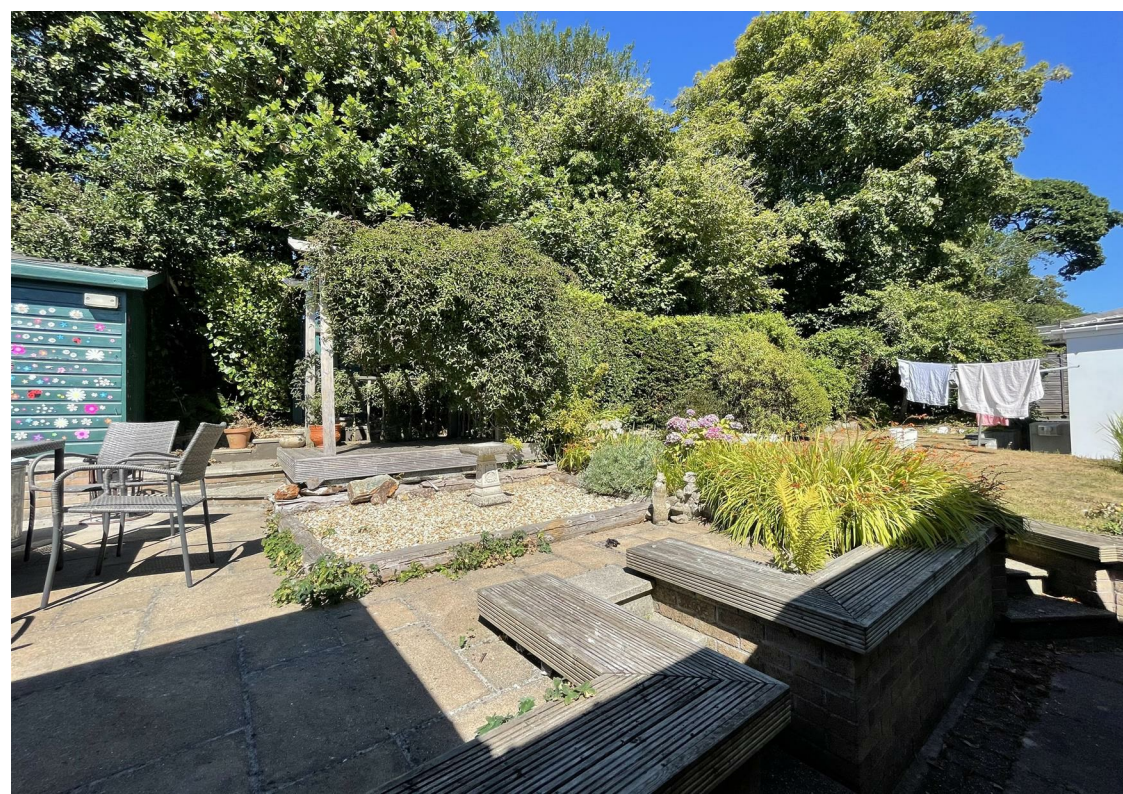


9 CHYCOOSE PARC

DEVORAN, TRURO,
CORNWALL TR3 6NT

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



9 CHYCOOSE PARC

DEVORAN TRURO CORNWALL TR3 6NT

THREE BEDROOM DETACHED BUNGALOW IN SOUGHT
AFTER LOCATION

9 Chycoose Parc is set in a unique, elevated position in one of South Cornwall's most prestigious postcodes. Situated within a large plot of gardens, terraced patios and private driveway with ample parking and integral garage.

The accommodation comprises; Entrance porch, open plan sitting/dining room, kitchen, utility, cloakroom, conservatory, rear hall, three bedrooms (two with en suite facilities) and family bathroom

Few properties become available on the market in this area, making this an absolute rarity. An internal viewing is essential to truly appreciate the scope and fabulous views that this home has to offer.

EPC C, Tenure Freehold, Council Tax E.

GUIDE PRICE £675,000

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PHILIP MARTIN

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GENERAL COMMENTS

9 Chycoose is situated in one of Cornwall's most desirable locations on the South Coast. Lying within an elevated position offering panoramic views over Restronguet Creek. The location is very special indeed.

The property itself has been extended from its original modest size to a spacious and light bungalow cleverly laid out to maximise the impact of the breath-taking outlook. It has been immaculately maintained during its current ownership and in recent years has undergone upgrades such as oil fired central heating. There is uPVC double glazing throughout. Some internal areas are now in need of modernisation, allowing prospective purchasers the opportunity to modify the property to their own unique tastes. In all, the accommodation comprises; Entrance porch, open plan sitting/dining room, kitchen, utility, cloakroom, conservatory, rear hall, three bedrooms (two with en suite facilities) and family bathroom.

The grounds are a true delight. A private driveway leads to parking for multiple cars and a beautiful, well established front garden. An array of mature trees and bushes line the boundary, providing complete privacy from passers by. There is a number of spaces for sitting out and entertaining, and the gardens are perfect for pets and children. Its south facing nature makes its front aspect a real sun trap. To the rear is a further garden, also enjoying complete privacy.

LOCATION

The hamlets of Point and Penpol combine to form a residential community about five miles to the south of Truro. Restronguet Creek is very popular with boating enthusiasts and provides easy access to the sailing waters of the Fal Estuary (Carrick Roads). A public slipway is within a short walk of the cottage, local facilities are available in Carnon Downs (about one and a half miles) whilst the Cathedral city of Truro provides an excellent shopping centre and includes a main line railway station to London (Paddington) and a good selection of restaurants and bars. The Hall for Cornwall provides year round entertainment and there are golf courses at nearby Truro. The historic port of Falmouth is about eight miles away. Point is also at one end of the Bissoe cycle trail which runs along the creek to Devoran through Bissoe and eventually leads to the north Cornish coast at Portreath.

DEVORAN

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.



FEOCK

Feock is a picturesque village situated between the Cathedral city of Truro and the port of Falmouth. Standing on the western shore of the River Fal and at the head of the Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. Surrounding the village is rolling countryside abounding with scenic walks. Just along the road is the National Trust gardens at Trellisick and the King Harry Ferry which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro.

ENTRANCE PORCH

The entrance porch is a very light space with a window to its front aspect, tiled flooring and one wall mounted radiator. One ceiling mounted light, skirting and coving.

SITTING AND DINING ROOM

5.36m x 6.86m (17'7" x 22'6")

An open plan space, again allowing a large amount of light through its large window to its front aspect, and two further windows to its rear aspect. Flooring is carpeted, and skirting and coving are installed. There is

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a large storage cupboard perfect for hanging coats etc. Two wall mounted radiators and a gas fire set within a marble surround and hearth. Patio doors lead to the conservatory, and two further doors lead to the kitchen and rear hall.

CONSERVATORY

3.66m x 3.53m (12' x 11'7")

A delightful sun room enjoys the best of the river views. Tiled effect flooring and an integral window through to the kitchen. Wall mounted radiator and wall mounted lights.

KITCHEN

4.57m x 3.53m (15' x 11'7")

A range of matching base and eye level kitchen units comprising a mixture of cupboards and draws. A window to its front aspect through to the conservatory. One wall mounted radiator and tiled flooring. Skirting and coving are installed. A second window to its rear aspect overlook the rear garden. Stainless steel sink and drainer inset within worktop. Electric oven, hob and extractor. Door to utility.

UTILITY AND W.C.

With a range of matching base and eye level units. Plumbing for washing machine and space for large fridge freezer. Useful storage cupboard and steps down to the integral garage. Ceiling mounted lights, coving and tile effect flooring. Door to the rear garden.

W.C - Opaque window to its rear aspect. Tiled walls and tile effect flooring. Toilet and hand wash basin.

MASTER BEDROOM

5.18m x 3.66m (17' x 12')

A large double bedroom with a window to the front aspect. Wall mounted radiator and ceiling mounted light. Carpeted flooring and a door to en suite.

ENSUITE SHOWER ROOM

A contemporary suite comprising toilet, wash basin with extensive cupboards and shower. A mixture of tiled and painted walls. Wall mounted heated towel rail and spot lighting.

BEDROOM TWO

3.68m x 3.43m (12'1" x 11'3")

A second double bedroom with a window to its rear aspect. Carpeted flooring and ceiling mounted light. Skirting and coving are installed and a door to the en suite.

ENSUITE

A white suite comprising toilet, wash basin and shower. Carpeted flooring and a mixture of painted and tiled walls. Opaque window to the rear aspect.



BEDROOM THREE

3.30m x 1.88m (10'10" x 6'2")

A single bedroom with a window to the front aspect. Wall mounted radiator, ceiling mounted light and skirting & coving.

FAMILY BATHROOM

A white bathroom suite comprising a bath with shower above, toilet and wash basin. Tiled flooring and an opaque window to the rear aspect. A range of bathroom cupboards. Tiled walls and wall mounted heated towel rail. Ceiling mounted light and two spot lights.

GARAGE

5.49m x 2.74m (18' x 9')

A single garage with electric roller door, ceiling lights and pedestrian door to the rear hall.

OUTSIDE

9 Chycoose is approached by a private driveway with one parking space at the bottom, with further parking in front of the house. The front garden is laid to lawn with natural boundaries. An array of plants, bushes and trees line this boundary providing absolute privacy. There are multiple spaces for sitting out all benefiting from the outstanding view. To the rear is a further fully enclosed garden laid to a mixture of patio, decking and lawn. This area is a real sun trap and is perfect for both pets and children. The oil tank is situated at the rear.

SERVICES

Mains electric, water and drainage are connected. Oil fired central heating.

N.B

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

DIRECTIONS

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.



Total area: approx. 158.7 sq. metres (1707.7 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92 plus | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-40 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 75 | 81 |

| 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 | | |
| 49-54 | E | | |
| 41-48 | F | | |
| 35-40 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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