



TANGYE COTTAGE POINT ROAD

CARNON DOWNS, TEBURGE

TR3 6JN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin



TANGYE COTTAGE POINT ROAD

CARNON DOWNS TRURO
TR3 6JN

EXTENDED SEMI DETACHED CHARACTER COTTAGE
WITH PARKING AND LARGE GARDEN

Situated a quiet, non-estate setting on the outskirts of Carnon Downs, this spacious and substantially extended cottage enjoys a prime location just minutes from the picturesque creeks at Point and Penpol.

The property offers versatile accommodation ideal for a range of buyers, complemented by a generous and well-established rear garden.

Driveway parking for two to three vehicles and the advantage of being sold with no onward chain.

EPC - C

GUIDE PRICE £425,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www: www.philip-martin.co.uk



The particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or for the Vendor whose agents they are, give notice that:

(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

Tangye is a semi detached cottage which has been considerably extended since its original form by the current owner, this cherished home is now offered for sale with no chain and vacant possession. The property offers surprisingly spacious accommodation with a versatile layout to suit a range of potential buyers.

To the ground floor an entrance hall, fabulous kitchen/breakfast room, dining room, snug, bedroom and bathroom. To the first floor there are two double bedrooms and a large shower room with walk in airing cupboard.

The property boasts parking for two or three cars to the front whilst hidden to the rear is a gloriously private garden which is well established and mature with a summerhouse over a raised patio terrace and a stone shed as well as an abundance of plants and shrubs.

LOCATION

The village of Carnon Downs is well served by local amenities including post office, Spar general store, doctors surgery/pharmacy, dental practice, garden centre, village hall and regular bus connections to Truro and Falmouth. The village is also well placed for access to the creek and sailing facilities on the Fal Estuary.

The city of Truro is approximately four miles to the east and here there is a fine shopping centre with many national multiples as well rail connections to London (Paddington) as well as various social and leisure facilities. The port of Falmouth lies approximately six miles to the south.

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

ENTRANCE HALL



KITCHEN/BREAKFAST ROOM

4.33 x 3.85 (14'2" x 12'7")

DINING ROOM

4.87 x 3.84 (15'11" x 12'7")

LOUNGE

3.6 x 3.27 (11'9" x 10'8")

BEDROOM 3/STUDY

3.7 x 2.7 (12'1" x 8'10")

BATHROOM

2.63 x 1.7 (8'7" x 5'6")

FIRST FLOOR

Philip Martin



MASTER BEDROOM

4.37 x 3.63 (14'4" x 11'10")

BEDROOM 2

3.6 x 3.34 (11'9" x 10'11")

SHOWER ROOM

3.55 x 2.73 (11'7" x 8'11")

STORE ROOM

2.54 x 1.44 (8'3" x 4'8")

OUTSIDE

The property is approached via a gravelled driveway which provides parking to the front access along the side of the cottage to the main entrance. A short flight of steps lead to the rear garden which the second access via the cottage to a rear courtyard before steps lead up into the garden. Stocked with a tremendous variety of plants the gardens are delightful with an area of lawn, raised patio and terrace with a summer house as well as a small stone shed. The gardens are extremely private and secluded enjoying a sunny aspect for the majority of the day.

SERVICES

Mains water, electricity, gas and drainage.

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.



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.

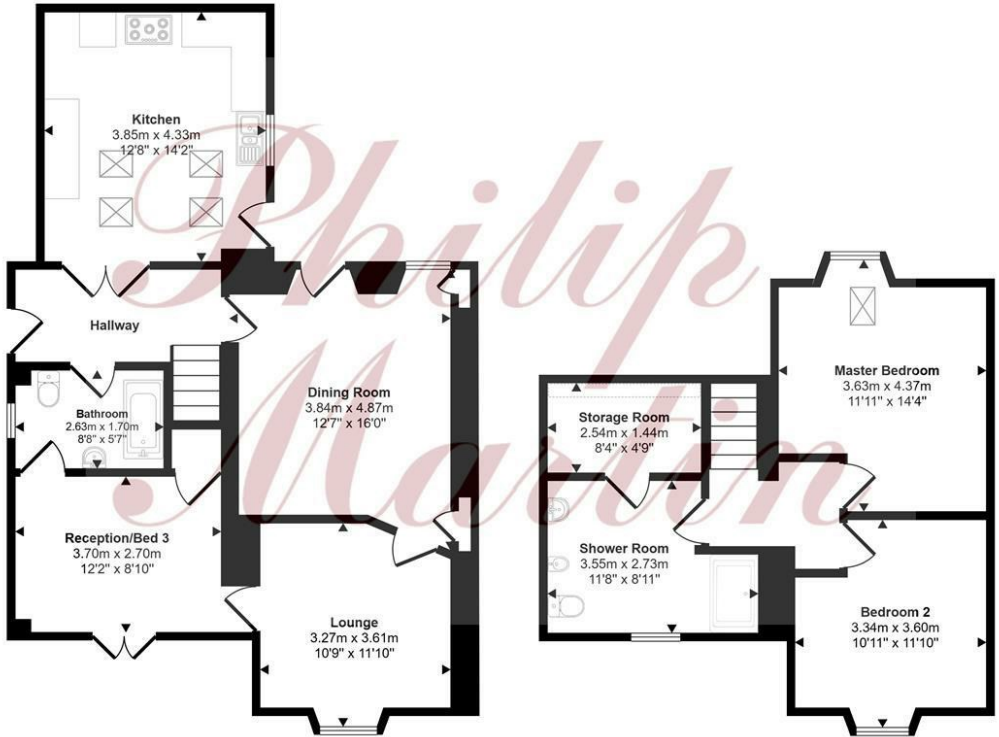
COUNCIL TAX

Band C.

DIRECTIONS

From Truro proceed in a southerly direction along the A39 by passing the village of Playing Place and at the Carnon Downs roundabout turn left signposted to Point and Penpol along Gig Lane. Tangye will be found towards the end of the village development where a Philip Martin board has been erected for identification purposes.

Approx Gross Internal Area
116 sq m / 1248 sq ft



Ground Floor
Approx 72 sq m / 777 sq ft

First Floor
Approx 44 sq m / 471 sq ft

Denotes head height below 1.5m

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(91-91) B		
(69-80) C			(89-89) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

Philip Martin