



26 TREVENTON ROAD

PORTSCATHO

TRURO TR2 5DX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



26 TREVENTON ROAD

PORTSCATHO TRURO

TR2 5DX

SEMI DETACHED HOUSE WITH MAGNIFICENT SEA VIEWS AND PARKING

Enjoying panoramic sea and coastal views over Gerrans Bay towards Nare Head and Gull Rock with The Dodman beyond.

Set within a well-established residential part of the village within walking distance of local amenities.

Three bedrooms, newly fitted kitchen and bathroom, sitting room, separate dining room, utility, rear porch, store room and cloakroom. Double glazing

Private enclosed rear garden enjoying a sunny aspect.
Front garden with potential to create further parking.
Side driveway parking.

Freehold. Council Tax Band C. EPC - D

GUIDE PRICE £450,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

26 Treventon Road is a spacious semi detached house located in the heart of Portscatho and enjoying fabulous sea, coastal and harbour views from the front over Gerrans Bay including Nare Head and Gul Rock. The house has been improved during our client's ownership including a newly fitted kitchen and bathroom and is well presented throughout with good size rooms, most of which enjoy the views. The house is set well back from Treventon Road and benefits from driveway parking with the possibility of creating additional parking across the access road. The accommodation includes three bedrooms, bathroom and separate w.c on the first floor with sitting room, dining room, kitchen, cloakroom, store and outhouse/workshop downstairs. The property benefits from double glazing throughout and economy seven electric heating. Outside is a large enclosed rear garden which enjoys privacy and a sunny aspect with many mature shrubs, vegetable beds and well stocked mature boundaries. At the side is driveway parking and at the front is a gently sloping lawn which could be changed to additional parking if required.

PORTSCATHO

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school, butcher and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

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

ENTRANCE CONSERVATORY

2.50m x 1.70m (8'2" x 5'6")

Double glazed windows enjoying panoramic sea, coastal and harbourside views, tiled floor. Door to:

HALLWAY

Stairs to first floor, doors to sitting room, and dining room.



SITTING ROOM

3.42m x 4.94m (11'2" x 16'2")

A light twin aspect room with window to front enjoying the fabulous sea, coastal and harbourside views and window overlooking the rear garden. Open fire with slate hearth and wooden mantel. Night storage heater. Door to:

CLOAKROOM

1.09m x 1.79m (3'6" x 5'10")

Low level w.c, wash hand basin, shelves. Factory lagged hot water cylinder with immersion heater.

DINING ROOM

3.62m x 3.06m (11'10" x 10'0")

Window to front enjoying the sea and coastal views. Night storage heater. Sliding door to:

Philip Martin



KITCHEN

2.64m x 1.82m (8'7" x 5'11")

Recently refurbished with Shaker style base level units with solid wood worktops and tiled splashbacks. Integral ceramic hob, electric oven, single stainless steel sink and drainer. Space and plumbing for washing machine with storage cupboard over, space for fridge/freezer. Window overlooking the rear garden. Half glazed door leading to:

REAR PORCH

2.36m x 0.83m (7'8" x 2'8")

Sliding patio doors leading to the garden and two doors opening to:

STORE ROOM

0.95m x 1.85m (3'1" x 6'0")

A useful storage room with light and power.

OUTHOUSE/WORKSHOP

1.70m x 2.48m (5'6" x 8'1")

Window to front, light and power. Shelves.

FIRST FLOOR

Landing with storage heater, window overlooking the rear garden. Doors to all first floor bedrooms.

BEDROOM ONE

3.72m x 2.55m (12'2" x 8'4")

Window to front with views. Built in wardrobe.

BEDROOM TWO

3.45m x 3.19m (11'3" x 10'5")

Another double bedroom. Window to front enjoying the views.

BEDROOM THREE

2.74m x 2.37m (8'11" x 7'9")

Window overlooking the rear garden

SEPARATE W.C

Low level w.c, frosted window to rear.

BATHROOM

1.44m x 1.72m (4'8" x 5'7")

Newly fitted with white suite comprising panel bath with fully tiled surround, glazed shower screen and Mira shower. Pedestal wash hand basin with tiled splashback. Heated towel rail. Electric shaving point.



OUTSIDE

At the side is a parking space for one car or possibly two smaller cars. At the front is a paved patio providing sitting out space in which to enjoy the sea views. Across the access lane is a gently sloping lawned garden with hydrangeas and shrubs borders. There is potential to create additional parking if required with plenty of space for a boat, caravan, etc.

REAR GARDEN

The rear garden enjoys a sunny south westerly aspect and enjoys the afternoon and evening sun. The garden is extremely private and enclosed within mature boundaries providing privacy and protection with deep, well stocked flower beds that include hydrangeas, buddleia, roses, pear, agapanthus and a wildlife pond. A selection of fruit trees include three apple trees (including a Bramley) medlar, mulberry, conference pear and a greengage. In addition gently sloping lawn interspersed with vegetable beds currently planted with tomatoes, runner beans and there are lots of herbs.

SERVICES

Mains water, electric and drainage are connected.

N.B

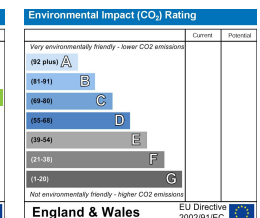
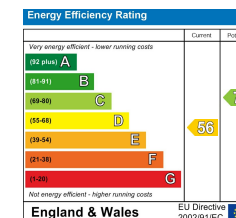
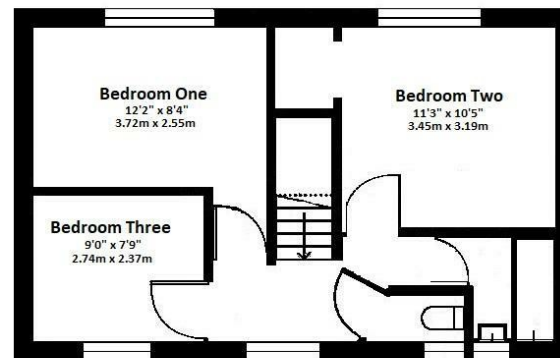
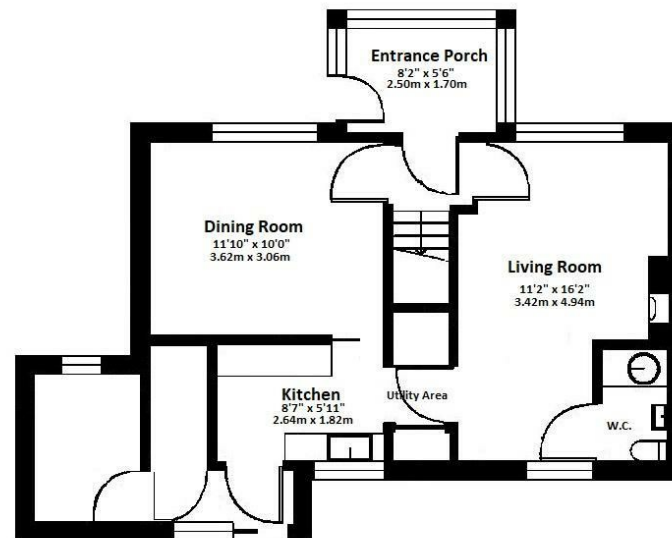
The electrical circuit, appliances and heating system have not been tested by the agents.

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 along New Road into the village take the right hand turning into Treventon Road (where marked). Continue for a short distance up Treventon Road where the property will be clearly identified on the right hand side with a Philip Martin "for sale" board.



Philip Martin





PHILIP MARTIN

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

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS