



1 Church Terrace
Devoran
Truro, Cornwall
TR3 6PU





3 Bedrooms
1 Reception Rooms
1 Bathrooms
990 Square Feet
Guide Price
£485,000



Set peacefully at the end of a "no-through" road, this characterful end of terraced house has far reaching rural views and a light and airy interior.

A wonderful three bedroom family home in a sought after and peaceful location. Situated at the end of a quiet, no-through road this character filled, light and airy home has far reaching countryside views.

A part glazed door leads from the enclosed front garden into a bright hallway, ideal for coat and shoe storage, before entering the large, open plan living and dining room. With a good-sized wood burner to the dining area and an open fire to the lounge, this spacious room will be light and airy in the summer whilst warm and cozy in the winter months.

Doors lead to the kitchen/breakfast room as well as to the downstairs bathroom and useful storage area. The kitchen is beautifully finished with white gloss base units, solid oak worktops, integrated appliances and space for a freestanding fridge freezer and washing machine. Open shelving has also been used to maximise space for both storage and display. The breakfast room is a great size and has plenty of space for a large dining table. This room has the added benefit of glazed,

double sliding doors leading out onto the rear decked patio area and onwards to the lawned garden.

Upstairs there are two double bedrooms and one single, all with great views of the surrounding countryside. The main bedroom has a wonderful balcony overlooking the south-easterly facing rear garden and fields beyond, an ideal place to spend summer evenings with a glass of something sparkly.

Access to the rear garden can be gained either through the property or via a pathway along the side of the house. There is a small, decked area as well as a lawn with established planting in borders and raised beds. At the back of the garden is a second, larger decked seating area surrounded by scented plants and a semi-detached summer house/store which has previously been used as an office.

The far-reaching views from this garden are spectacular, with the local church spier in the foreground and rolling hilltops in the distance.









Surrounding Area

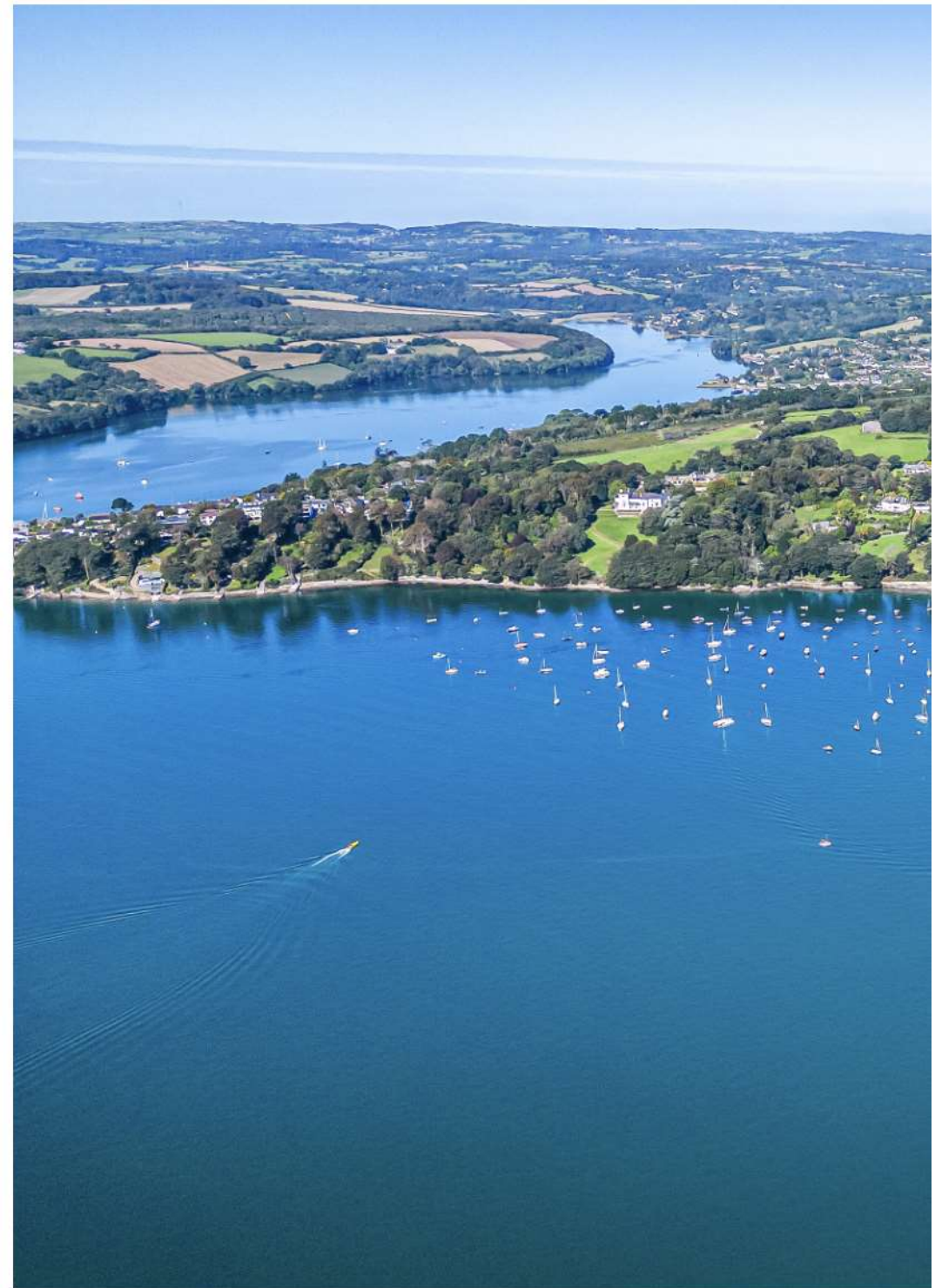
Devoran Village – one of the most sought after creekside villages in Cornwall. A fantastic community feel and full of charm and character created by beautiful period terraces and quaint Cornish cottages. There are great local facilities with a highly thought of Primary School, Village Hall, Parish Church, The Old Quay Inn Gastro Pub and the quay itself, a brilliant spot to launch small boats and kayaks.

Proximity to the water and nearby Restronguet Creek and Loe Beach highly contributes to the popularity and demand to live in the village. With a number of creeks to explore and the famous sailing waters of The Carrick Roads close by, there are endless leisure activities to enjoy in the immediate area.

Devoran is half way between Falmouth and the capital city of Truro, and as such is a practically ideal location. Truro, approx. 5 miles north offers a choice of state and public schools, banks, shops, public houses and mainline railway station. Smaller shops for everyday life are available in nearby Carnon Downs.

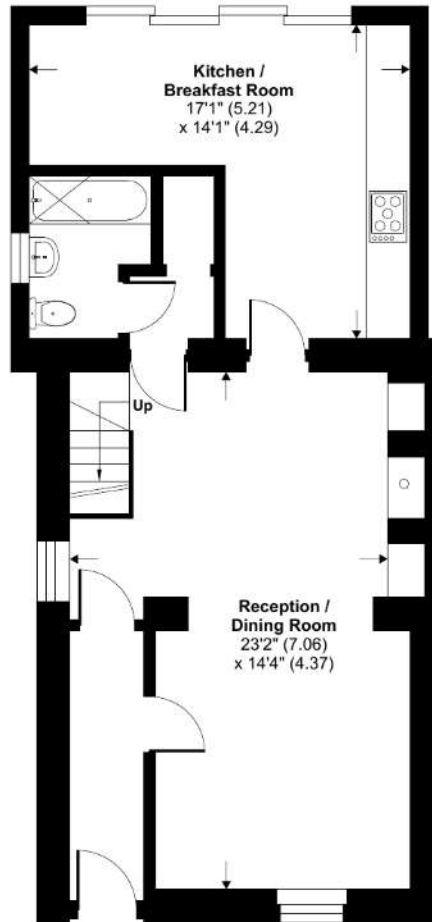
DIRECTIONS

From Truro, follow the A39 towards Falmouth for approx. 3.5 miles. Take the 1st exit to Devoran off Carnon Gate Roundabout and then turn left at the T-junction. At the next mini-roundabout, take the 2nd exit onto Devoran Lane and continue into the village. Turn left immediately after the church onto Belmont Terrace and left again onto Church Terrace, the house is the last property on the terrace.

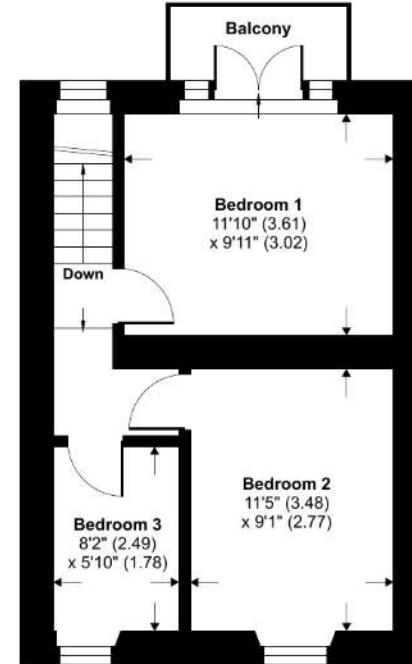


Church Terrace, Truro, TR3

Approximate Area = 990 sq ft / 92 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 1056 sq ft / 98.1 sq m
 For identification only - Not to scale



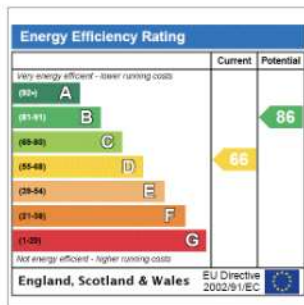
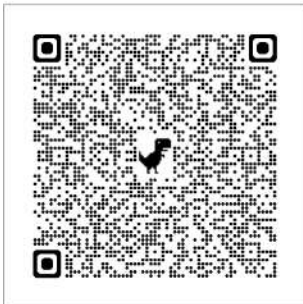
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Humberts. REF: 1060866



Additional Information

The property has mains gas central heating, mains water, drainage and electricity.

Council Tax Band - D

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