







## **The Ridings**

33 Chycoose Parc  
Point  
Devoran  
Truro  
TR3 6NT

4 Bedrooms  
2 Reception Rooms  
3 Bathrooms  
206 Sq. Metres

**Guide Price**  
**£795,000**





## Chain Free, 4 bedroom home with a large garden and lovely water views.

Designed for modern family life, the house offers generous rooms, a large garden, double garage and driveway, and split level accommodation.

Being close to the waters at Restronguet Creek offers a fantastic relaxed lifestyle, whilst also having the convenience of the City of Truro within a 10 minute drive.

Approaching the home the front garden benefits from being very private with a front hedge shielding the house. There is plenty of off street parking as well as a double garage.

Entering the home there is are two forward facing bedrooms on either side of the entrance hall. The smaller of these makes a useful office. A half flight of stairs leads up to a very large master bedroom with a private, south facing balcony offering superb views over Restronguet Creek. The bedroom has an en-suite shower room and a walk in wardrobe. A second bedroom is of a good size and there is a family bathroom with freestanding bath and separate shower on this floor.

On the ground floor the very large sitting room (24' x 14') has three sliding doors leading out to the garden. There is an electric 'wood burner' on one wall as a feature. An adjoining dining room provides plenty of space for family gatherings. Next to this is a recently upgraded kitchen with a range of gloss cabinets with a wood worktop housing a double oven range with induction hob and a Fisker and Paykel Double drawer dishwasher. There is a breakfast bar with additional storage and a free standing Siemens fridge. The sink sits below a dual aspect window which overlooks the garden. An inner hall leads from the kitchen to a separate utility room, a w/c and a door leading into the garage.

The south facing garden has a composite deck just outside the sitting room a good sized lawn and is bordered by mature hedges for privacy. The garden is larger than it appears in the photos as there is a 'secret garden' hidden beyond the lower hedge which hides a greenhouse.

This is a lovely family home in a sought after waterside village. Being offered chain free the house is available for a quick move

















# Surrounding Area

On the shores of Penpol Creek in an Area of Outstanding Beauty lies the waterside village of Point. Many think that this part of Cornwall is the most beautiful, the combination of trees and water showing off nature at its very best.

The Cathedral city of Truro lies approximately five miles to the north and Falmouth about nine miles to the south.

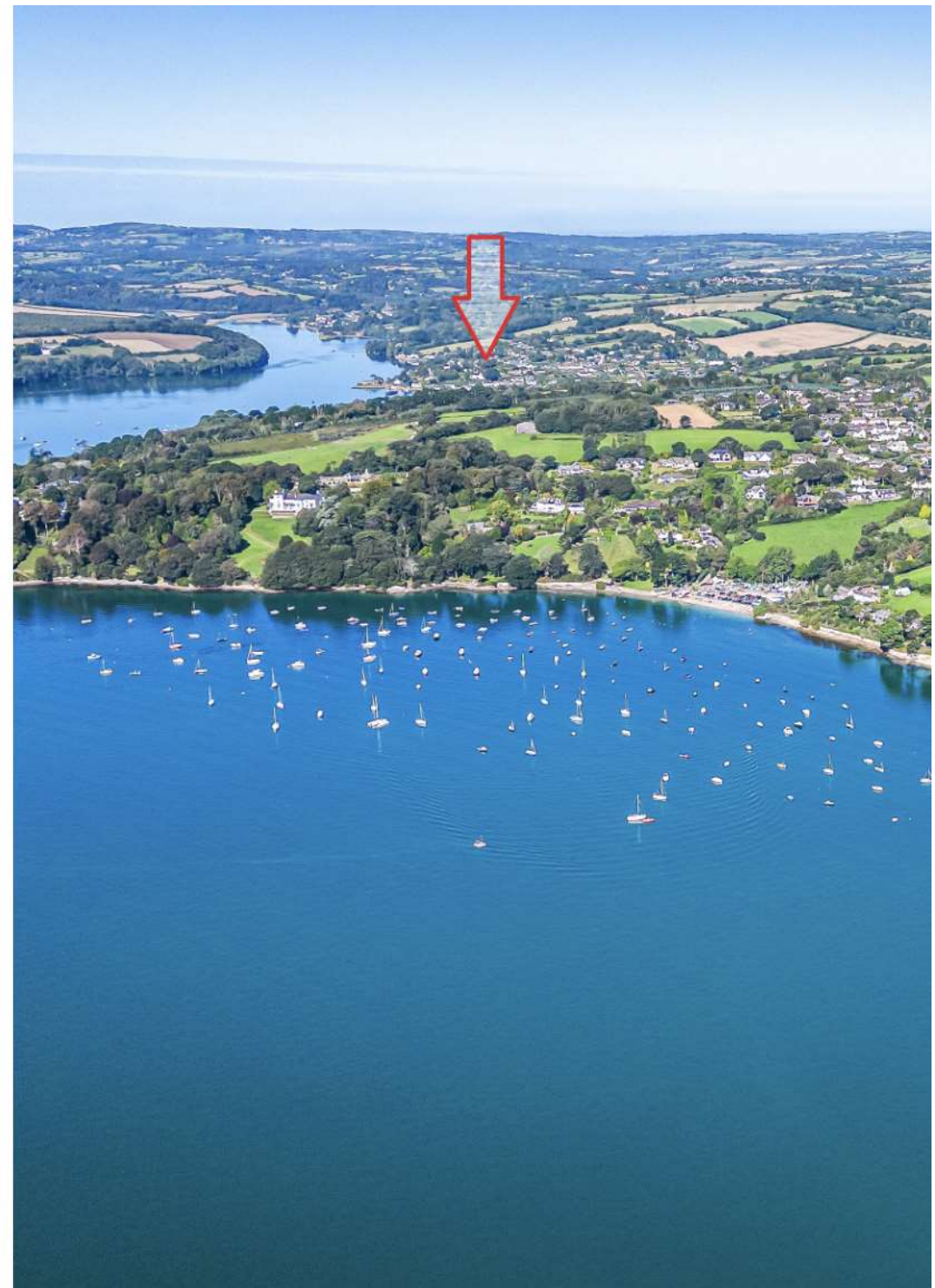
Connecting the two is the River Fal which offers excellent sailing in the main river or numerous small creeks to explore.

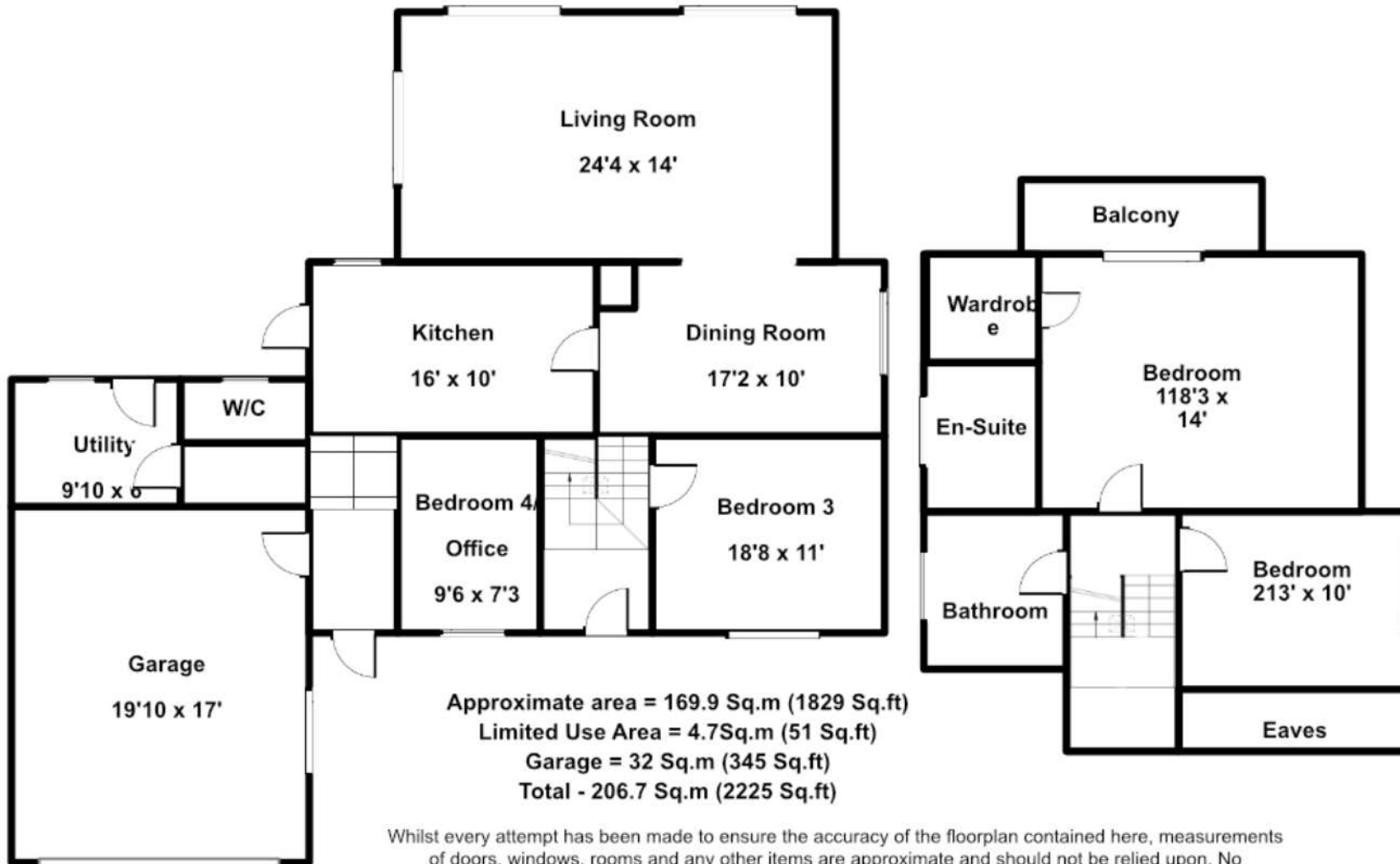
Penpol boatyard is around 400 metres distant and Mylor Yacht Harbour approximately eight miles away by road or 2 miles by boat.

## SITUATION

The property occupies a well enclosed south facing plot in this highly sought-after residential road, just four miles from the cathedral city of Truro and within easy walking distance of the quay at Point and picturesque day-sailing waters of Restronguet Creek and the nearby Fal Estuary.

At Truro there is a main line rail connection to London Paddington. Newquay airport offers regular scheduled flights to London Gatwick and other European destinations.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have



Energy Efficiency Rating	
Current	Potential
Best energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
Worst energy efficient - higher running costs	
76	
53	
England, Scotland & Wales	
EU Directive 2002/91/EC	

**Additional Information**

Services: Mains Water & Drainage. Oil Central Heating  
 Council Tax: Band F  
 Tenure: Freehold  
 Local Authority: Cornwall Council

Phone :+44 1872 278288  
 Email : truro@humberts.com  
 www.humberts.com  
 67 Lemon Street  
 Truro  
 TR1 2NS



**IMPORTANT NOTICE:**

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.