



42 Tremayne Close

Devoran



42 Tremayne Close

Devoran, Truro, TR3 6QE

This well-appointed and modern detached family home provides very well balanced four bedroomed accommodation with two living rooms, kitchen/breakfast room and a deep, enclosed and sunny rear garden – a light and welcoming blend of comfort, convenience and tranquillity set in the centre of this sought after creekside village.





The property

- Well-proportioned and refurbished detached 4-bedroomed family home
- Located near the centre of this highly regarded creekside village
- Recently re-modelled and improved
- Entrance hall with cloakroom/WC
- Well-appointed kitchen / dining room with fitted appliances including oven and micro/combi (Bosch), dishwasher and induction hob (Fisher & Paykel). Underfloor heating. Access to the garden.
- Living room with Portway (British-made) woodburner and access to the garden terrace (providing the potential to extend)
- Play room with window shutters and far reaching views through the trees and towards open countryside
- First floor landing with loft access
- Master bedroom with far reaching views and en suite shower room
- Three further bedrooms
- Family bathroom

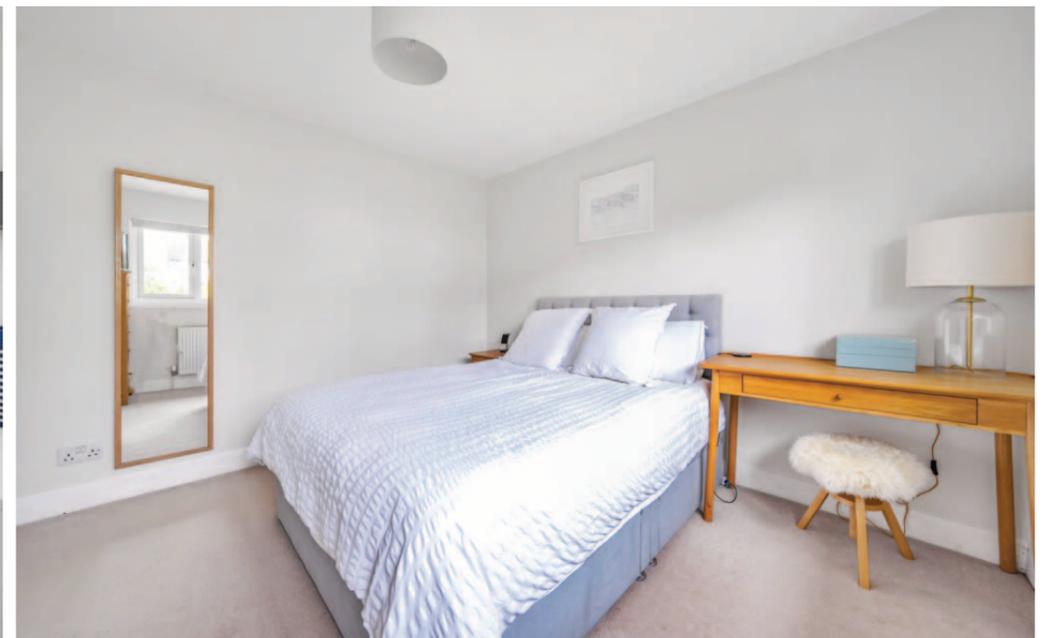
The gardens and grounds

- Lawned front garden with driveway parking
- Integral garage with utility area and attic space
- Landscaped, enclosed and well stocked rear garden with access to both sides
- Number 42 occupies one of the larger plots within the Tremayne Close

Distances

Devoran primary school – 175 yards;
Old Quay Inn – 0.3; Bissoe Trail – 0.3;
Perranwell Station (branchline rail) – 1.2;
Loe Beach Watersports (Feock) – 3.2;
Trelissick Gardens (National Trust) – 3.6;
Truro – 3.6; Mylor Yacht Harbour – 5.5;
Falmouth – 6; Cornwall Airport – 21.4

(All distances are approximate and in miles)





The Location

Devoran is a charming creekside village bordering the upper reaches of Restronguet Creek. The area enjoys access to not only boating and sailing waters but also excellent countryside walking and riding along bridle paths and the Bissoe Trail, an 11 mile cycle path starting from Devoran and finishing on the north coast at Portreath. Amenities in Devoran include a doctors' surgery, village hall, highly-regarded primary school, church, chapel and the Old Quay Inn, a popular local pub.

Restronguet Creek is a great place to keep a boat, providing easy access to the beautiful creeks of the Carrick Roads, arguably the finest day-sailing waters in the UK. Sailing facilities and clubs for all abilities are within easy reach at nearby Restronguet, Mylor, Flushing and Falmouth, which also boasts excellent marinas and an eclectic mix of shops, eateries and pubs.

The nearby village of Carnon Downs provides an excellent local shop/post office, butchers, dentists and doctors surgery. The neighbouring village of Perranwell Station benefits from another post office/shop, highly regarded pub, The Royal Oak and regular train service to both Truro and Falmouth.

Tenure, services and general information

Freehold. Mains water, drainage, electricity, and gas. Gas fired central heating. Broadband: Superfast Fibre is available in the postcode. Council Tax: E



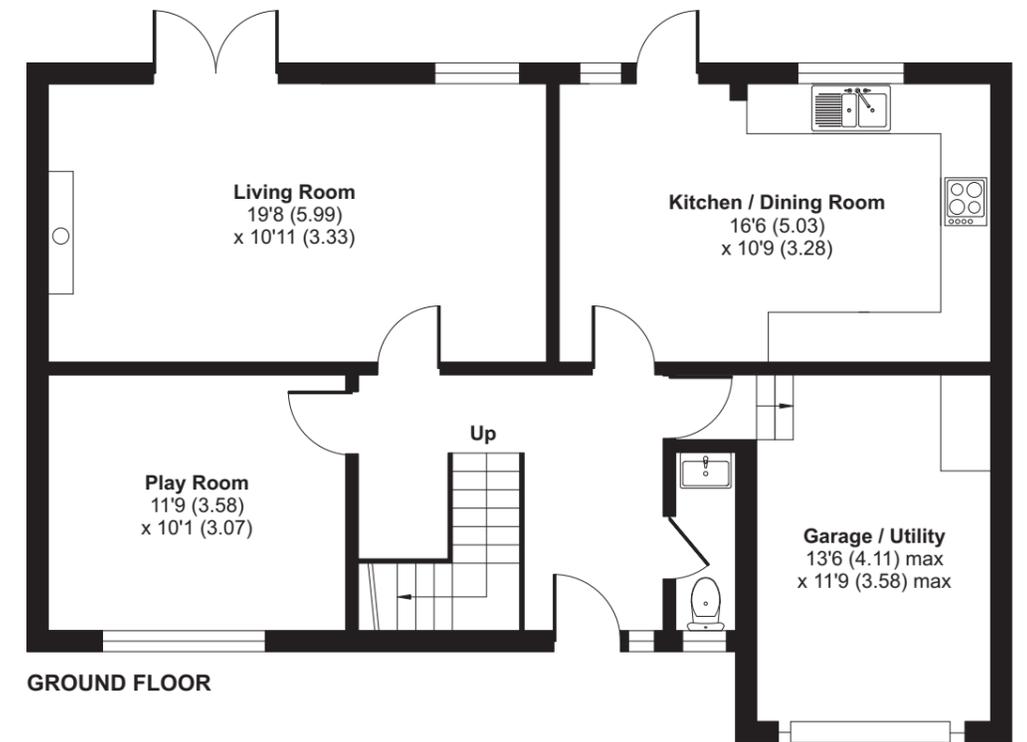
Directions

From Point Quay, head towards Devoran on the Old Tram Road and Curlews is on the right hand side with a Shore Partnership for sale board outside

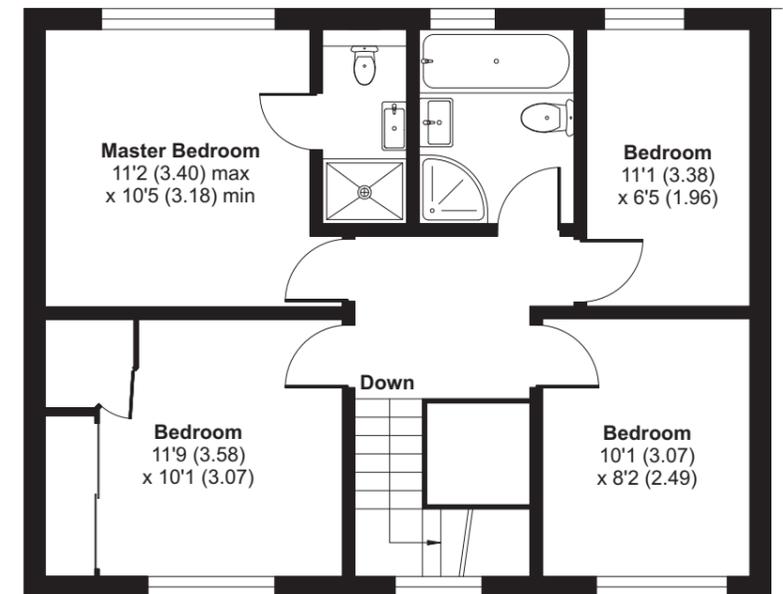


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Main House = 1279 sq ft / 118.8 sq m
 Total = 1413 sq ft / 131.3 sq m (includes garage)
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Shore Partnership Limited. REF: 1116584

FIXTURES & FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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