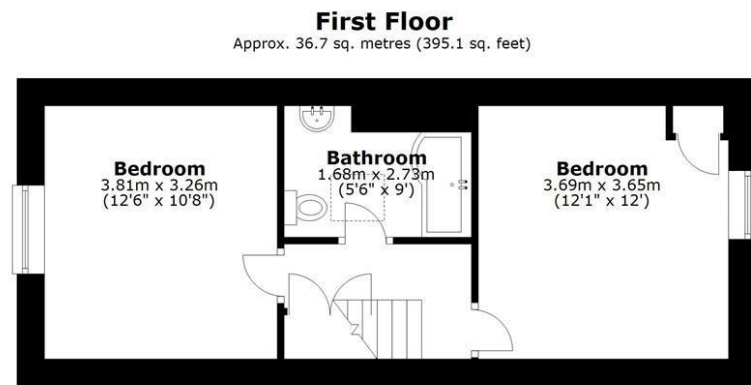
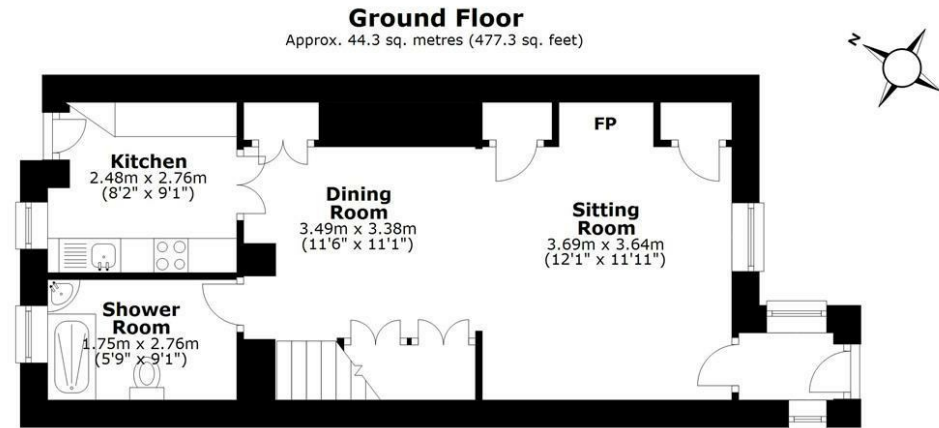


CHURCHTOWN ROAD, PORTSCATHO



Total area: approx. 81.1 sq. metres (872.5 sq. feet)

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 no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

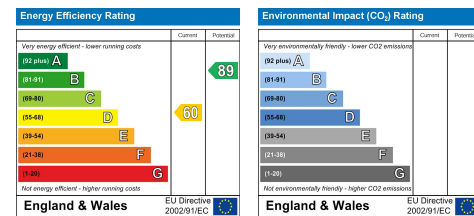
4 Churchtown rd, Gerrans



KEY FEATURES

- 2 Double Bedrooms
- Bathroom
- Porch
- Sitting/Dining Room
- Kitchen
- Utility/Cloakroom
- Rear Garden
- No Chain
- Vacant Possession
- TLC Required

ENERGY PERFORMANCE RATING



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

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



4 CHURCHTOWN ROAD, PORTSCATHO, TRURO, TR2 5DZ

MIDDLE TERRACED TWO BEDROOM COTTAGE

An extended and deceptively spacious two double bedroom character cottage that is situated within walking distance to the beach. Entrance porch, lounge/dining room, kitchen, utility, two double bedrooms and bathroom. Garden to the rear, sold with vacant possession and no onward chain. EPC - D

GUIDE PRICE £299,950

CONTACT US
9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244
01326 270008

sales@philip-martin.co.uk
stmawes@philip-martin.co.uk

THE PROPERTY

4 Churchtown Road is an extended and deceptively spacious two double bedroom character cottage which is situated in a very convenient location within walking distance of the beach and harbour. The property has been let in recent years and it is now in need of some TLC and general redecoration throughout. The position is fabulous, situated just across the road from the Church, a stones throw from the local public house and within a stroll of the local amenities.

In all the accommodation offers an entrance porch, lounge/dining room, kitchen, utility/shower room, two double bedrooms and bathroom. There is a garden to the rear with a good shed and the cottage is to be sold with vacant possession and no onward chain.

GERRANS & PORTSCATHO

The village of Gerrans and neighbouring Portscatho between them offer a wide range of shops, post office, two public houses, a social club and a squash club. Sailing facilities and a boat yard are approximately one mile away and Percuil and neighbouring St. Mawes offer further facilities including a passenger ferry to Falmouth. There are a variety of beaches in the immediate area including Porthcurnick Beach and The Hidden Hut as well as coastal and inland walks all of which are owned and protected by the National Trust. Truro and St. Austell are each approximately eighteen miles by road whilst the King Harry Car Ferry offers a shortcut to Truro.

ROSELAND PENINSULA

The Roseland Peninsula is designated as an area of outstanding natural beauty which offers superb scenery and walks, a number of beautiful beaches, coves and general feeling of peace and tranquility.

ST MAWES

St. Mawes has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a good village store, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club.

TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

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

PORCH

Double glazed.

OPEN PLAN

SITTING ROOM

12'1" x 11'11" (3.69m x 3.64m)

Window to front, wood burning stove and cupboards to either side.

DINING ROOM

11'5" x 11'1" (3.49m x 3.38m)

Stairs to first floor with cupboards.



KITCHEN

9'0" x 8'1" (2.76m x 2.48m)

Fitted with a range of base level units with worktop over and sink inset. Window and door to rear.

UTILITY/SHOWER ROOM

9'0" x 5'8" (2.76m x 1.75m)

Shower, w.c., wash hand basin and plumbing for washing machine.

FIRST FLOOR

Landing.

BEDROOM ONE

12'1" x 11'11" (3.69m x 3.65m)

Window to front.

BEDROOM TWO

12'5" x 10'8" (3.81m x 3.26m)

Window to rear with lovely rural views.

BATHROOM

8'11" x 5'6" (2.73m x 1.68m)

OUTSIDE

There is an enclosed courtyard to the front. The back garden is accessed via the kitchen and there is a gravelled area immediately to the rear. A landscape garden is gear to low maintenance and is laid to patio with a useful garden shed at the bottom of the garden.

The cottage also has rear access and there is a right of way with access across neighbouring properties gardens.

SERVICES

Mains water, drainage and electricity.

