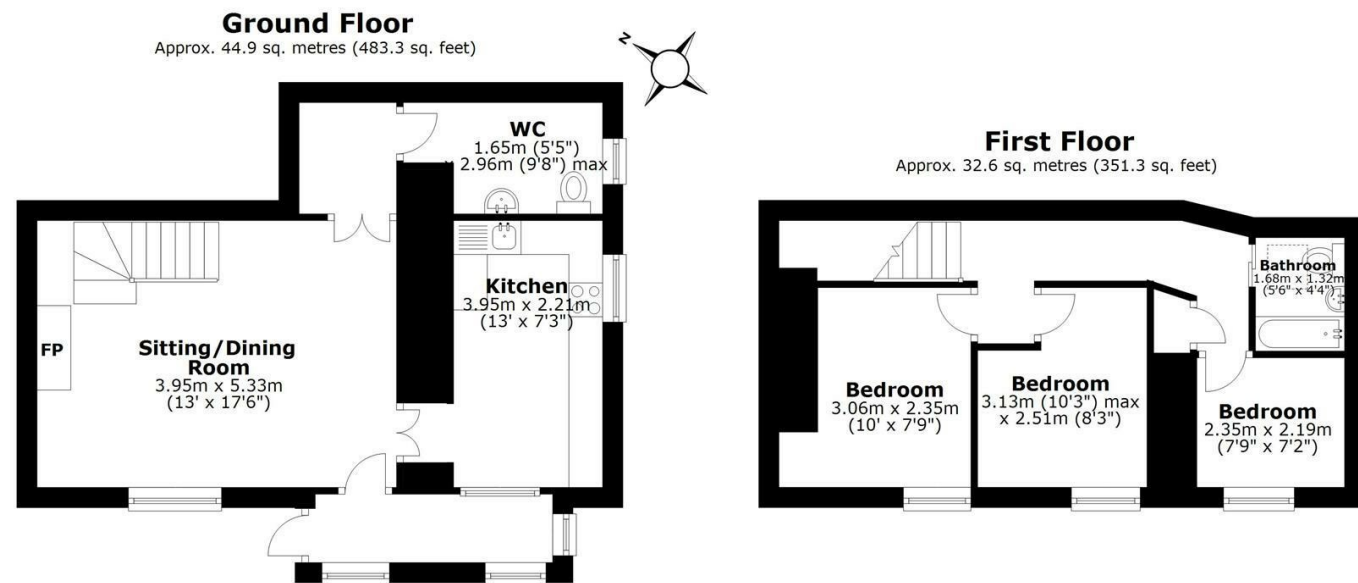


THE SQUARE, TREGONY



Total area: approx. 77.5 sq. metres (834.6 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.

2 The Square, Tregony



2 THE SQUARE, TREGONY, TRURO, CORNWALL, TR2 5RS
SEMI DETACHED CHARACTER COTTAGE

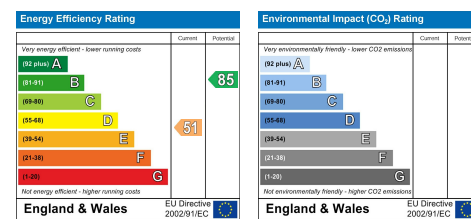
Situated in the very heart of the village and offered for sale for the first time in almost 30 years. 3 bedrooms and bathroom to the first floor with porch, sitting room, kitchen and w.c. to the ground floor. An area of garden is separate from the property but offers space for parking or further potential for a home office or other development subject to consents.

GUIDE PRICE £265,000

KEY FEATURES

- 3 Bedrooms
- Sitting Room
- Porch
- Separate Garden
- Double Glazing
- First Floor Bathroom
- Kitchen
- Ground Floor W.C.
- No Chain
- Vacant Possession

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



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THE PROPERTY

2 The Square is a semi detached cottage which is situated in the very heart of the village and it is offered for sale for the first time in almost 30 years. The property offers 3 bedroom accommodation and with a bathroom to the first floor with the ground floor accommodation comprises an entrance porch, sitting room, kitchen and w.c.

There is an area of garden which is separate from the property but offers space for parking or further potential for a home office or other development subject to consents. The property also has the benefit of solar panels which are owned by the vendor.

TREGONY

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. Local facilities include general store and post office, public house, churches, doctors surgery, dentist and both primary and secondary schools. Scenic attractions of the Roseland Peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. Tregony is well placed for access to the many beaches and coastal land around the peninsula and much of this being protected by the National Trust. There is a main line railway link to London (Paddington) at Truro and St. Austell and there is also a local bus service.

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

ENTRANCE PORCH

Windows to front and door opening to the sitting room.

SITTING ROOM

17'5" x 12'11" (5.33m x 3.95m)
Double glazed window to front, wood burning stove, night store radiator and stairs to first floor.

KITCHEN

12'11" x 7'3" (3.95m x 2.21m)
Fitted with a range of units, window to front and obscured window to side.

REAR HALL

Door to cloakroom.

CLOAKROOM

9'8" x 5'4" (2.96m x 1.65m)
W.C. and wash hand basin.

FIRST FLOOR

BEDROOM 1

10'3" x 8'2" (3.13m x 2.51m)
Window to front.

BEDROOM 2

10'0" x 7'8" (3.06m x 2.35m)
Window to front.

BEDROOM 3

7'8" x 7'2" (2.35m x 2.19m)
Window to front.

BATHROOM

5'6" x 4'3" (1.68m x 1.32m)
Panel bath with shower over, w.c. and wash hand basin.
Velux window.



OUTSIDE

There is a small area of garden at the front of the property and facing west this is a perfect place to sit out to enjoy the afternoon and evening sun.

Along Well Street there is a separate area of garden behind a stone wall and gravelled which offers ample parking and a blank canvas to create a garden.

SERVICES

Mains water, drainage and electricity.

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.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

DIRECTIONS

When proceeding up into the village of Tregony from the A3078 the property will be easily located at the top of Tregony hill set back on the right hand side where indicated "The Square".

