



- Character Cottage
- 3 bedrooms
- Spacious Living & Dining Room
- Front & Rear Courtyard

## Hillview Cottage, Tregony, Truro, TR2 5TD

£195,000

Offered onto the market with no onward chain is this deceptive three bedroom character cottage located in the heart of the village of Tregony. The accommodation briefly comprises: Entrance hallway, open plan living/dining room with wood burning stove, spacious kitchen/breakfast room with a range of base and wall units and also situated to the ground floor is the utility room and w/c. To the first floor of the cottage are two double bedrooms and one single and the bathroom suite. There is Oil Central Heating, and gravelled front courtyard with wood store and the rear courtyard also has steps leading to the roof garden.



## Property Description

### DESCRIPTION

Offered onto the market with no onward chain is this deceptive three bedroom character cottage located in the heart of the village of Tregony. The property needs to be viewed internally to fully appreciate the overall size and layout. The accommodation briefly comprises: Entrance hallway, open plan living/dining room with woodburning stove, spacious kitchen/breakfast room with a range of base and wall units and also situated to the ground floor is the utility room and w/c. To the first floor of the cottage are two double bedrooms and one single and the bathroom suite. There is Oil Central Heating, and a gravelled front courtyard with wood store and the rear courtyard also has steps leading to the roof garden.

### LOCATION

Tregony village is located approximately 7 miles from Truro and is also within motoring distance of St Austell, it has many local village facilities including a general store, post office, public house, junior and secondary schooling. It is also widely acknowledged as the gateway to the Roseland Peninsula which is an area of outstanding natural beauty with many beaches, fishing villages and beautiful countryside. There is a regular bus service to Truro city centre where there is a mainline railway station connecting to London Paddington.

### ENTRANCE HALL

Double glazed door, tiled flooring, radiator, storage cupboard.

### LIVING AREA

12' 9" x 11' 5" (3.91m x 3.48m) Tiled flooring, fireplace housing wood burner.

### DINING AREA

13' 5" x 10' 1" (4.10m x 3.08m) Radiator, tiled flooring, double glazed doors to courtyard.

### UTILITY ROOM

13' 4" x 6' 0" (4.07m x 1.85m) Low level w/c, pedestal wash basin, radiator, tiled flooring, plumbing for washing machine





#### KITCHEN/BREAKFAST ROOM

12' 9" x 11' 0" (3.89m x 3.37m) Fitted kitchen with a range of base wand wall units, space for electric range, one and half bowl sink unit, radiator, tiled flooring, double glazed window to front elevation.

#### FIRST FLOOR LANDING

Storage cupboards, radiator.

#### BEDROOM

12' 6" x 10' 8" (3.83m x 3.26m) Double glazed window, timber flooring, radiator.

#### BEDROOM

12' 3" x 8' 11" (3.74m x 2.74m) Double glazed window, timber flooring, radiator.

#### BEDROOM

12' 2" x 7' 6" (3.73m x 2.30m) Double glazed window, timber flooring radiator.

#### BATHROOM

7' 8" x 5' 0" (2.34m x 1.53m) Bathroom suite comprising: Panel bath, pedestal wash hand basin, radiator, low level w/c, extractor.

#### PARKING

Parking space for one car situated to the side of the neighbouring properties garage.

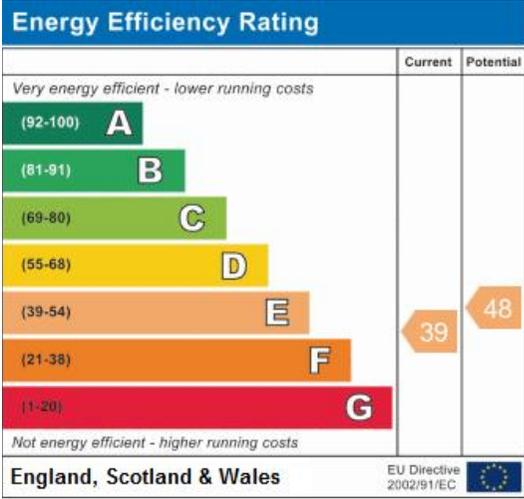
#### FRONT GARDEN

The front garden is gravelled and enclosed by a wall and timber gate, outside wood store, and oil fired heating.

#### REAR GARDEN

Private paved courtyard garden with steps leading to the roof terrace.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements