



- TWO BEDROOMS
- GENEROUS GARDENS
- OVER SIZED GARAGE
- AMPLE DRIVEWAY PARKING

Tregony, Truro.

Having been modernised by the current owners, this two bedroom semi-detached house enjoys delightful rural views to the rear, dual aspect living room and refurbished kitchen and bathroom. Points to note include the large single garage, ample parking and solar panels which are owned by the property.

Asking Price Of £229,950



Property Description

This two bedroom semi detached house enjoys elevated views over the substantial rear garden and neighbouring properties to the fields beyond, large single garage and substantial driveway parking. Having been improved significantly by the current owner since purchase the property now enjoys a large dual aspect living room with multi fuel burner, separate dining room and kitchen, two double bedrooms and first floor bathroom with separate shower cubicle. Additional points to note include the night storage heating system, double glazing and solar panels which are owned by the property.

LOCATION

Situated within the thriving village of Tregony known as the gateway to the Roseland Peninsula, the village enjoys a comprehensive range of amenities including both primary and secondary schools, doctors surgery, dentist, public house, convenience store and cricket club to name just a few. The village is almost equidistant between St Austell and Truro, each offering a full range of facilities, a wide variety of shopping and entertainments/sporting venues.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

Upvc front door to entrance hallway.

ENTRANCE HALLWAY

10' 5" x 3' 1" (3.18m x 0.96m) excluding the staircase with understairs storage cupboard. Night storage heater. Coving. Tiled flooring. Door to living room.

LIVING ROOM

20' 2" x 11' 11" (6.16m x 3.65m) A dual aspect room with solid fuel stove with slate hearth, surround and back plate. Built in display cupboard with additional storage beneath. Further built in storage cupboards. Night storage heater. Coving. Telephone point. Doorway to dining room.



DINING ROOM

7' 5" x 7' 0" (2.28m x 2.15m) Window to the side elevation. Tiled floor. Night storage heater. Doorway to kitchen.

KITCHEN

8' 10" x 7' 8" (2.71m x 2.34m) measured wall to wall. Straight edge work surface housing a one and a quarter bowl stainless steel sink and drainer with mixer tap with matching base and wall cupboards in gloss white. Tiled flooring with additional tiling to water sensitive areas. Space for under counter fridge and dishwasher. Further space for slimline cooker with hood above. Glazed door to the rear and window with views towards the fields on the horizon.

FIRST FLOOR

LANDING

Loft access. Coving. Window to the side elevation. Doors to:-

BEDROOM ONE

15' 7" x 9' 0" (4.76m x 2.76m) Generous room with additional built in study area. Night storage heater. Two windows overlooking the front garden. Telephone point. Coving.

BEDROOM TWO

10' 10" x 10' 9" (3.32m x 3.30m) Night storage heater. Coving. Window overlooking the gardens to the rear with views to the fields beyond.

BATHROOM

7' 6" x 7' 1" (2.29m x 2.16m) measured wall to wall. Corner tub with mixer tap and shower attachment. Separate one and half pan shower cubicle with Triton Opal 3 electric shower. Wash basin with mixer tap and cupboard under. Push button flush WC. Night storage heater.

OUTSIDE

GARAGE

21' 7" x 12' 1" (6.58m x 3.70m) Metal up and over door. Solax Power PV equipment. Pedestal wash basin. Work surface with space beneath for washer/dryer. Additional storage cupboards. Glazed courtesy door to the rear.

PARKING

There is a generous driveway parking area suitable for several cars in tandem.

FRONT GARDEN

The front garden is in majority laid to lawn which is bordered by planting beds stocked with small shrubs and perennials. To the front is a capped stone wall with metal pedestrian gate providing access to a pathway which runs between the driveway and the garden itself and provides access to the front door. A further metal pedestrian gate allows access to the rear garden.

REAR GARDEN

The rear garden has been sub divided into a number of distinct areas with elevated seating area adjacent to the property itself, lawned garden and further gravel and shale seating to the far end. Boundaries comprise a mixture of stone hedging, timber fencing and block walls. Outside cold water tap.

AGENTS NOTE 1

There is a wayleave to allow access to the telegraph pole at the far end of the rear garden should maintenance or repair be required.

AGENTS NOTE 2

The property enjoys the benefit of solar panels located to the rear and upon the garage roof which we understand are owned outright and are included within the sale.

SERVICES

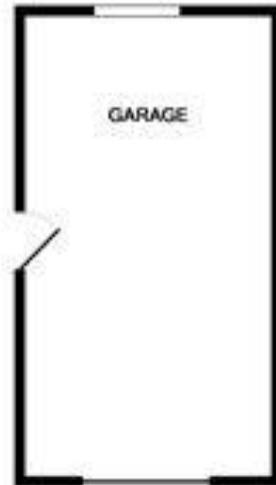
Mains electricity, water and drainage.

DIRECTIONS

From St Austell take the A390 towards Truro and after passing through Hewas Water bear left on the B3287 signposted for Tregony. At the junction bear right before turning left and continue into the village of Tregony itself passing Roseland Academy. Pass through the centre of the village passing the public house and convenience store before taking a left hand turn in the square into Well Street passing to the left of the war memorial. At the junction turn left into Roseland Crescent where the property will be found on the right hand side clearly marked by a round Millerson for sale board.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

TO ARRANGE A VIEWING PLEASE CONTACT

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