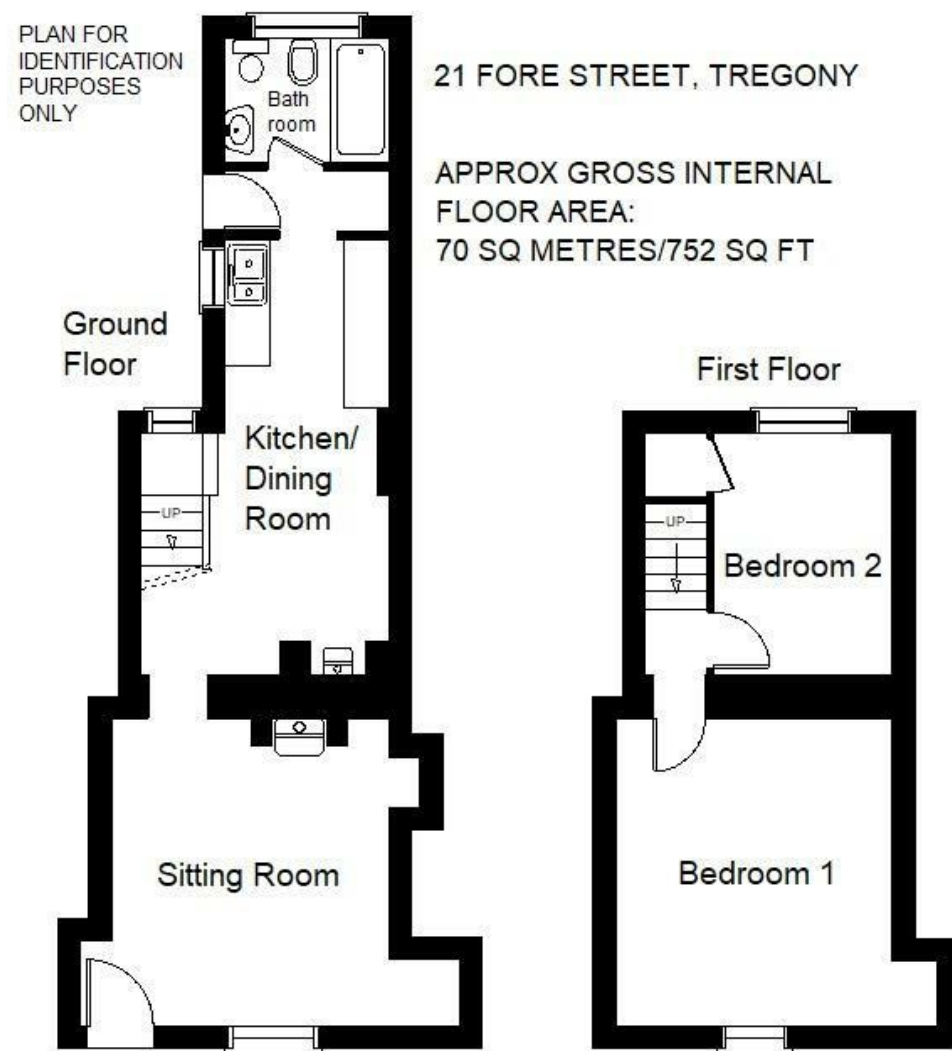


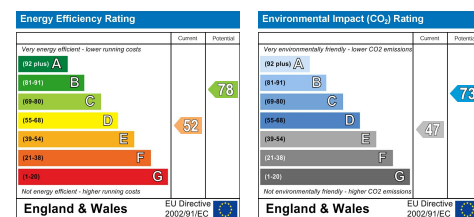
TREGONY



KEY FEATURES

- 2 Bedrooms
- Dining Room
- Bathroom
- Majority Double Glazing
- Garage
- Sitting Room
- Kitchen
- Oil Central Heating
- Rear Garden
- No Chain

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:

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21 FORE STREET, TREGONY, TRURO, TR2 5RN MIDDLE TERRACE VILLAGE COTTAGE

A charming traditional property in a prominent position. Larger than apparent and extended at the rear. Two bedrooms, sitting room, kitchen, dining room and bathroom. Enclosed rear garden and garage. Oil fired central heating and majority double glazing. No chain. EPC - E

GUIDE PRICE £189,500

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GENERAL COMMENTS

This is a charming traditional cottage that has been comprehensively upgraded and improved. A limited frontage to the street belies the depth of the accommodation within and it is rare to find this type of property with a rear vehicular access and also a detached garage.

Internally the cottage boasts a wealth of character features including beamed ceilings and exposed timbers yet most windows are double glazed and there is oil fired central heating.

LOCATION

Tregony is a thriving community, sometimes referred to as the "Gateway to the Roseland" offering a post office, shop, pub, churches and both primary and secondary schools. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a sense of the tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service.

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

GROUND FLOOR

Front door opening directly into:-

SITTING ROOM

13'0" x 12'0" (3.96 x 3.66)

With wood burning stove set within recess and with granite hearth. Beamed ceiling, shelves in recess, further deep recess, fitted wall lights and radiator. Double glazed window to the front.

DINING ROOM

11'8" x 10'8" (3.56 x 3.25)

With potbelly stove set in fireplace recess. Radiator. Stairs to the first floor.

KITCHEN

8'4" x 7'3" (2.54 x 2.21)

Being open plan with the dining room and fitted with a range of units comprising base cupboards, wall mounted storage cupboards and work surface area with sink and drainer inset and also work top lighting. Four ring electric cooker.

REAR ENTRANCE LOBBY

With plumbing facility for washing machine and stable door opening to the rear courtyard.

BATHROOM

Being fully tiled and with bath complete with Newlec electric shower fitting, bidet, wash hand basin and w.c. Mirrored bathroom cabinet, shaver socket, wall mounted electric fire and radiator.

FIRST FLOOR

BEDROOM 1

14'0" x 12'8" (4.27 x 3.86)

With exposed beams, radiator and built-in cupboard. Double glazed window to the front elevation.

BEDROOM 2

10'5" x 7'9" (3.18 x 2.36)

With radiator and double glazed window overlooking the rear. Cupboard containing Worcester oil fired central heating boiler.



OUTSIDE

At the rear of the cottage is an enclosed area of garden which is well stocked with an array of mature shrubs and plants.

The timber garden SHED is included in the sale.

Beyond the garden and approached from a rear service lane there is a detached:

GARAGE

15'9 x 11'3 (4.80m x 3.43m)

With up and over door, side pedestrian door and with light and power connected. Please Note - The owners of the adjacent cottage have a right of way along the rear garden pathway.

SERVICES

Mains water, electricity and drainage are believed to be connected. Oil fired central heating as previously mentioned.

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. Fax: 01872 264007 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

The property will be easily identified in the main street almost immediately opposite the Kings Arms public house.

DATA PROTECTION

