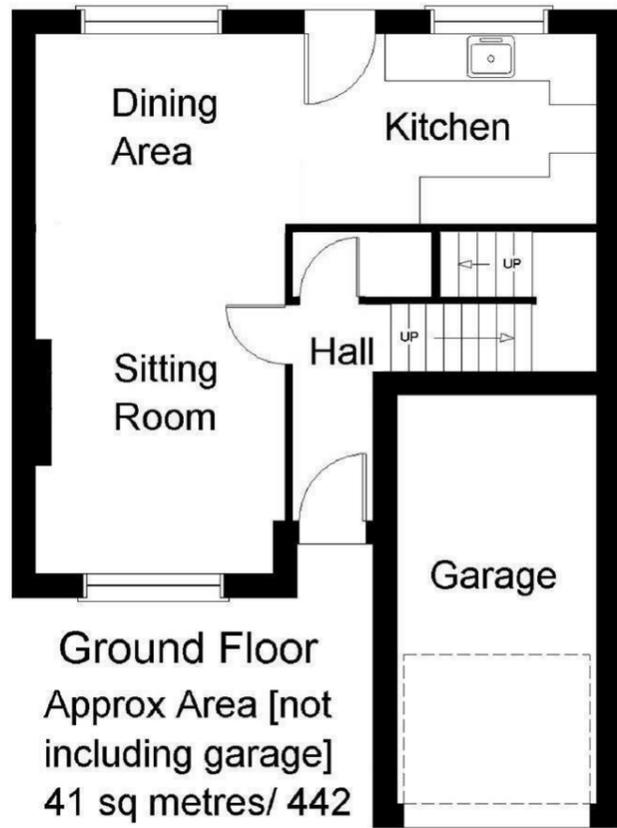


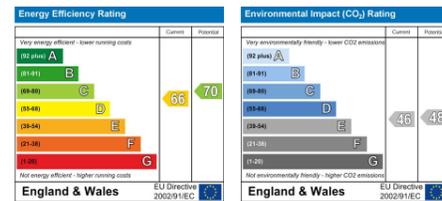
LORDS MEADOW, TREGONY



**KEY FEATURES**

- Three Bedrooms
- Open Plan Living Space
- Sitting/Dining Room
- Kitchen
- Bathroom
- Parking and Garage
- Rural Views
- Front & Rear Gardens

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



**30 LORDS MEADOW, TREGONY, TRURO, TR2 5RZ**  
MIDDLE TERRACED HOUSE

Situated in a pleasant position enjoying delightful rural views. Located close to the centre of the village within a short walk of the local amenities and the Roseland Community College. Hall, open plan living space, sitting/dining/kitchen to the ground floor with 3 bedrooms and bathroom to the first floor. Garage, parking, front and rear gardens. EPC - D

GUIDE PRICE £269,950

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## THE PROPERTY

30 Lords Meadow is a middle terraced modern property which is situated in a pleasant position close to the centre of the village within a short walk of all the local amenities as well as the Roseland Community College. The property is extremely well presented being recently redecorated throughout and offers well proportioned accommodation which is large enough to accommodate a family with three good sized double bedrooms, open plan living with a sitting room incorporating a wood burning stove and a large kitchen and dining room space. Furthermore there is a family bathroom and a separate w.c. The property also benefits from having parking for three cars as well as a single garage, front and rear gardens.

## TREGONY

The village of Tregony has a thriving community including post office, shop, pub, church, primary and secondary schools. Tregony is often referred to as the "Gate way to the Roseland" and the village is easily accessible to the whole of the Roseland Peninsula offering superb countryside and beaches.

## TRURO

The Cathedral city of Truro is approximately seven miles west from the village and the city is known as the administrative and commercial capital of the county and is also renowned for its excellent shopping centre. There is a further selection of both state and private schools as well as banks, building societies, supermarkets and a main line railway link to London (Paddington). Tregony also offers a good bus service to Truro and St. Austell.

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

## HALL

Front door opening to hall with tiled floor, stairs rising to first floor. Under stairs cupboard with hot water cylinder. Door to sitting room and door to garage.

## OPEN PLAN LIVING SPACE

### SITTING ROOM

14'2" x 10'5" (4.32m x 3.18m)  
Window to front aspect with rural views, wood burning stove inset.

### DINING AREA AND KITCHEN

23'6" x 7'11" (7.16m x 2.41m)  
Window to rear and open to kitchen.

## KITCHEN

A well fitted kitchen with a good range of base and eye level wall units incorporating a good mixture of drawers and cupboards, space and plumbing for washing machine, electric cooker with extractor hood over, inbuilt fridge freezer and dishwasher. Stainless steel sink and drainer inset into work top, tiled splash backs and window and door to rear garden.

## FIRST FLOOR

With access to loft and doors to respective rooms.

### BEDROOM ONE

12'2" x 11'9" (3.71m x 3.58m)  
Window to front with views.

### BEDROOM TWO

13'5" x 10'5" (4.09m x 3.18m)  
Window to rear and built in wardrobes.



### BEDROOM THREE

10'11" x 8'1" (3.33m x 2.46m)  
Window to front.

## BATHROOM

8'0" x 6'5" (2.44m x 1.96m)  
Partially tiled walls with tiled floor, pedestal wash hand basin, panelled bath with electric shower over and obscured window to rear.

## W.C.

Partially tiled walls, low level w.c, obscured window to rear and tiled floor.

## OUTSIDE

To the front of the property there is a driveway which provides parking for three cars as well as access to the SINGLE GARAGE. To the left hand side of the drive lies an area of lawn. The rear garden has a patio as well as lawn, and a garden shed.

## SERVICES

Mains water, electricity and drainage.

## 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.

