

THE PARK, TREGONY



Total area: approx. 132.4 sq. metres (1425.5 sq. feet)

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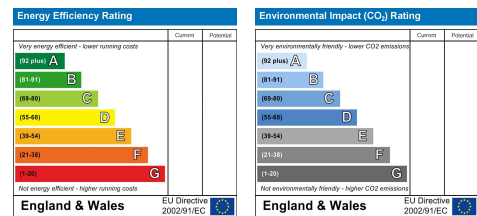
9 The Park, Tregony



KEY FEATURES

- Detached
- Three Bedrooms (Master En-Suite)
- Sitting Room
- Kitchen/ Dining Room
- Bathroom and Cloakroom
- Private Rear Garden
- Garage and Parking
- Central Heating and Double Glazing
- Rural Views
- No Chain

ENERGY PERFORMANCE RATING



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9 THE PARK, TREGONY, TRURO, TR2 5PY

DETACHED PROPERTY WITH WONDERFUL RURAL VIEWS

Situated in an exclusive cul-de-sac within the sought after village of Tregony, this three bedroom detached property enjoys fantastic countryside views to the rear. Accommodation comprises; three bedrooms with master en-suite and bathroom to the lower ground floor with a kitchen/ dining room, sitting room and cloakroom to the ground floor. There is driveway parking and an integral garage. Sold with no chain, viewing is essential.

EPC - TBC.

GUIDE PRICE £440,000

## THE PROPERTY

9 The Park is a beautifully presented modern house located at the far end of this established development in a quiet position within Tregony. The location is very pleasant and the house enjoys fabulous far reaching rural views and a sunny aspect. The accommodation is on the reverse level, to take advantage of the fabulous views. There are three bedrooms with master en-suite and bathroom on the lower ground floor; the master bedroom has french doors opening into the rear garden which is very pleasant. The ground floor has a spacious sitting room, kitchen/ dining room, cloakroom and integral garage. A large balcony provides plenty of sitting out space and from here the views are delightful. The gardens have been beautifully landscaped with Cornish stone retaining walls and planted with an array of mature shrubs and plants. There is a very useful store and a driveway provides off road parking for two cars. The windows and doors are double glazed and there is oil fired central heating.

## LOCATION

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro with local facilities including general store, public house, churches 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. The city of Truro is approximately eight miles distant and St. Austell slightly further. Newquay airport is about thirty five minutes' driving distance, there is a main line railway link to London (Paddington) at Truro and St. Austell and a local bus will stop virtually outside the property.

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

## GROUND FLOOR

### ENTRANCE HALL

With access to loft space which has a drop down ladder and has been boarded. Radiator and doors into;

### KITCHEN/ DINING ROOM

Tiled flooring consisting a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with window to rear aspect. Integrated appliances including microwave, cooker, hob with extractor fan over, dishwasher and fridge/ freezer. Ample space for dining table. Radiator. Double doors out onto decking area to the rear enjoying far reaching countryside views.

### SITTING ROOM

Dual aspect room with feature electric effect fireplace and two radiators.

### CLOAKROOM

Tiled flooring and tiled to half height. Obscured window to side aspect. Pedestal hand wash basin and low level W.C. Radiator.

### INTEGRAL GARAGE

Metal up and over door. Power and light connected. Door to side.

## LOWER GROUND FLOOR

### BEDROOM ONE

Double doors out onto rear patio area. Built in wardrobes. Radiator. Door into;



### EN-SUITE

Fully tiled with obscured window to rear. Pedestal hand wash basin, low level W.C. and shower cubicle. Heated towel rail and extractor fan.

### BEDROOM TWO

Window to front. Radiator.

### BEDROOM THREE

Window to rear. Built in cupboard. Radiator.

### BATHROOM

Fully tiled bathroom with heated towel rail and extractor fan. Pedestal hand wash basin, bath with shower over and low level W.C.

### AIRING CUPBOARD

Housing the water cyclinder and shelving for storage.

### OUTSIDE

To the front of the property there is driveway parking for at least two vehicles with patio leading to front door. At the rear there is a raised decking area enjoying the fabulous rural views with steps down to an incredibly private rear garden laid to patio with flowerbed surrounds. There is also gated side access to the rear garden that is completely enclosed and therefore perfect for children and pets. Oil tank located to the side of the property.

### BOILER/ STORAGE ROOM

Housing central heating boiler. Power and light connected.

## SERVICES

Mains electric, water and drainage. Oil fired central heating.

## N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

## DIRECTIONS

Enter Tregony village from the Truro direction and proceed up the hill and through the village passing the shop and the Kings Arms public house. Take the next left hand turning signposted Back Lane leading to The Park. Continue down the road and turn into The Park. No. 9 is then easily located at the end of the cul-de-sac.

## 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

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