



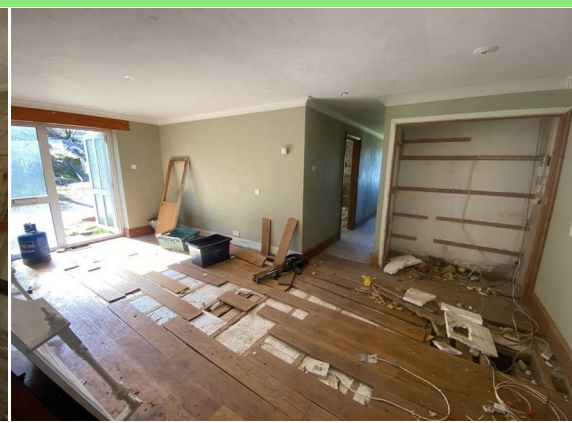
Tregony

Truro

TR2 5SF

Asking Price £335,000

- CASH BUYERS ONLY
- AGRICUTURAL OCCUPANCY RESTRICTION
- REQUIRING COMPLETE UPDATING
- SET IN RURAL LOCATION
 - FOUR BEDROOMS
 - LARGE LOUNGE
 - KITCHEN DINER
 - SMALL GARDEN
 - PARKING
- SCAN QR FOR MATERIAL INFORMATION



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - E

Floor Area - 2066.00 sq ft



PROPERTY

CASH BUYERS ONLY. This is a spacious detached bungalow with an AGRICUTURAL OCCUPANCY RESTRICTION, which requires complete modernisation and requires mains services connected including it's own sewage system.

ACCOMMODATION briefly comprises: entrance hall, living room, kitchen/diner, utility room, cloakroom/WC, main ensuite bedroom, three further bedrooms and a shower room. Outside is a level garden.

LOCATION

Lovely rural location set down a quiet rural road between Grampound and Tregony on the gateway to the Roseland peninsula. Located at the end of the road with only one near neighbour and has lovely rural views.

ENTRANCE HALL

20'4" x 9'5" (6.20m x 2.89m)

Front door and side screen into L-Shaped hallway.

LIVING ROOM

25'10" x 20'11" (7.88m x 6.39m)

Large living room with five windows to side and rear aspect, central fire place (not known if works)

KITCHEN/DINER

16'3" x 16'0" (4.96m x 4.89m)

A room that requires refitting, Rayburn cooker (not working), windows to front aspect, access to loft space.

UTILITY ROOM

9'8" x 5'3" (2.96m x 1.62m)

Window to rear aspect

CLOAKROOM /WC

Low level WC and wash basin.

MAIN BEDROOM

16'2" x 14'8" (4.93m x 4.48m)

Double glazed patio doors to rear garden, window to side aspect, door to:

ENSUITE

10'4" x 10'0" (3.17m x 3.05m)

With bathroom and shower cubicle, requires refitting, window to front aspect.

BEDROOM TWO

15'8" x 9'4" (4.80m x 2.87m)

Window to front aspect, pedestal wash basin.

BEDROOM THREE

12'8" x 9'0" (3.87m x 2.75m)

Window to front aspect.

FAMILY SHOWER ROOM

6'7" x 6'4" (2.02m x 1.95m)

Requires re-fitting.

BEDROOM FOUR

12'6" x 9'0" (3.82m x 2.75m)

Window to front aspect.

OUTSIDE

A level garden that requires some landscaping mainly to rear.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity (not formally connected)

Solar Panels: No

Other electricity sources: No

Water supply: no supply

Sewerage: Other (needs to me put in)

Heating: None

Heating features: None

Broadband: FTTP (Fibre to the Premises)

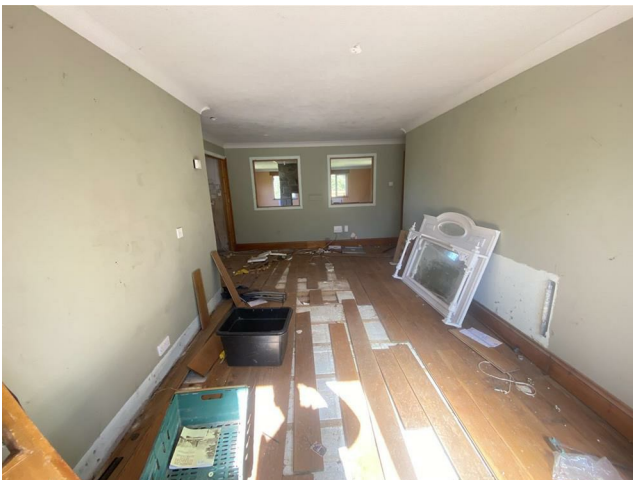
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway



Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Long-term area flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No (Agricultural tie)
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: Survey Instructed
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The information contained is intended to help you decide
 whether the property is suitable for you. You should verify
 any answers which are important to you with your
 property lawyer or surveyor or ask for quotes from the
 appropriate trade experts: builder, plumber, electrician,
 damp, and timber expert.



AGENTS NOTE

THIS PROPERTY IS SUBJECT TO AN AGRICUTURAL
 OCCUPANCY RESTRICTION YOU MUST BE OR RETIRED FROM
 AGRICUTURE TO COMPLY WITH THIS TIE.
 THE PROPERTY ALSO REQUIRES MAJOR REFURBISHMANT
 AND A INSTALLILATION OF A SEPTIC TANK.
 SERVICES: WATER FROM A PRIVATE SHARED GRAVITY FED
 WATER SUPPLY. ELECTRICITY IS IS CONNECTED ONTO THE
 LAND.

Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

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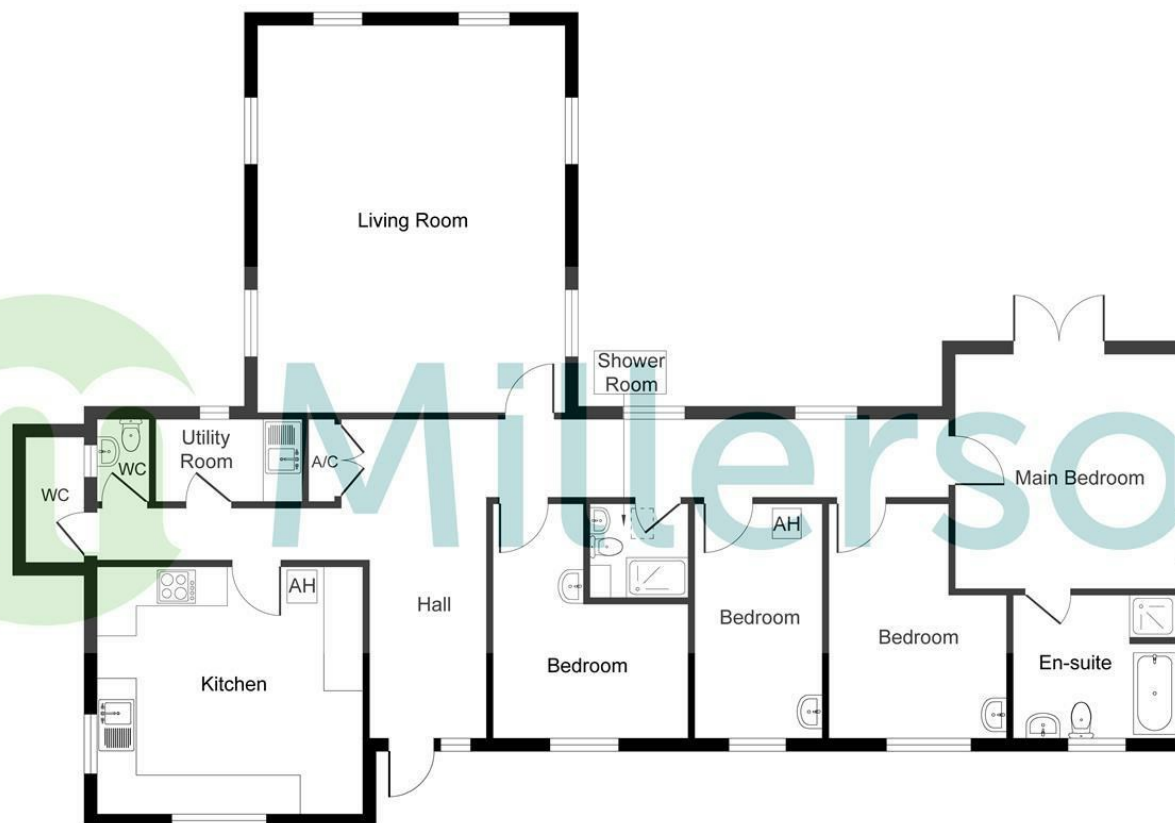
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 54 |
| (39-54) E | 21 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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