



- Detached Bungalow
- Private Setting
- Three Double Bedrooms
- Double Garage

Orchard Meadow, Back Lane, Tregony, Truro, TR2 5RP

Guide Price £550,000

Boasting a private setting this spacious detached three bedroomed bungalow is located on the edge of the popular village of Tregony being the gateway to the Roseland Peninsula. For those seeking a tranquil setting yet being a short walk from a range of village amenities a viewing is strongly advised.



Property Description

DESCRIPTION

Boasting a private setting this spacious detached three bedroomed bungalow is located on the edge of the popular village of Tregony being the gateway to the Roseland Peninsula. The generous accommodation briefly comprises: Large L shaped entrance hallway providing access to all of the rooms, cloakroom and w/c, open plan living/dining room with feature fireplace and double doors providing w garden and rural views, modern fitted kitchen, three double bedrooms, family bathroom and the internal accommodation is completed by the utility room. Externally there is ample parking to front of the double garage. The large sunny gardens offer privacy and a rural outlook adjoining farmland, mainly being laid to lawn with mature shrubs, trees, flower beds and paved seating area. For those seeking a tranquil setting yet being a short walk from a range of village amenities a viewing is strongly advised.

LOCATION

Tregony village is located approximately 7 miles from Truro and is also within motoring distance of St Austell, it has many local village facilities including a general store, post office, public house, junior and The Roseland Academy secondary school. It also widely acknowledged as the gateway to the Roseland Peninsular which is an area of outstanding natural beauty with many beaches, fishing villages and beautiful countryside. There is a regular bus service to Truro city centre where there is a mainline railway station connecting to London Paddington.

AGENTS NOTE

The bungalow is currently tenanted so will not be available for occupancy until October 2021.

ENTRANCE HALLWAY

Double glazed door to L shaped entrance hall with built in storage cupboards, radiator, loft access.





CLOAKROOM

Suite comprising: Low level w/c, wash hand basin, radiator, porthole window to front elevation.

UTILITY ROOM

6' 5" x 3' 10" (1.97m x 1.17m) Double glazed window and door to side garden, plumbing for washing machine.

LIVING AREA

21' 9" x 8' 11" (6.65m x 2.72m) Double glazed doors opening to the rear garden, feature fireplace, radiator.

DINING AREA

10' 10" x 9' 9" (3.31m x 2.98m) Radiator, wall lights, double glazed windows.



KITCHEN

10' 7" x 11' 5" (3.23m x 3.50m) Fitted with a range of base and wall units, worktop incorporating stainless steel sink unit, space for electric cooker with hood above, double glazed window and door to the rear garden.

BEDROOM

12' 5" x 8' 8" (3.79m x 2.66m) Double glazed window to rear elevation, radiator.

BEDROOM

12' 7" x 12' 2" (3.86m x 3.73m) Double glazed window, radiator.



BEDROOM

11' 1" x 6' 7" (3.40m x 2.01m) Measured to face of built in wardrobes, radiator, double glazed windows.

BATHROOM

8' 6" x 5' 10" (2.60m x 1.800m) Bathroom suite comprising: Low level w/c, chrome heated towel rail, panel bath, pedestal wash hand basin, two obscure double glazed window.

FLOOR PLAN TO FOLLOW

GARDENS

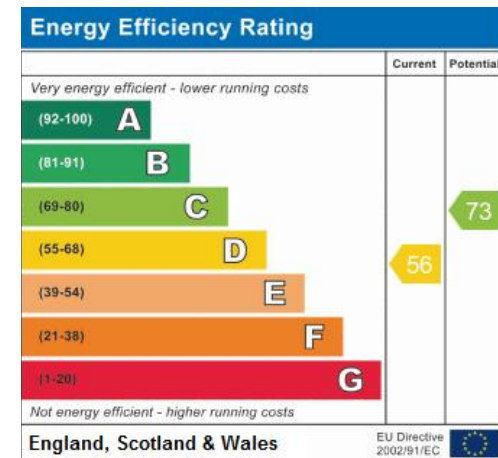
Beautifully stocked private rear garden bordering farmland and boasting countryside views. Predominantly laid to lawn with mature shrubs, plants and trees, raised seating are taking full advantage of the sun through out the day,

DOUBLE GARAGE

17' 7" x 16' 9" (5.36m x 5.11m) Light and power connected, personal door to rear access.

PARKING

Generous parking to front of the garage for a number of vehicles.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements