



19 Lords Meadow, Tregony, Truro, TR2 5RZ
£395,000



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Detached 1970's bungalow
- Cul-de-sac location in popular village of Tregony
- Well presented three bedroom accommodation
- Garage plus driveway parking
- Front & rear gardens
- Uninterrupted countryside views
- No onward chain
- Video tour available



View to rear



A great opportunity to purchase a detached three bedroom bungalow in the popular village of Tregony. Well presented accommodation complete with uninterrupted countryside views, front and rear gardens, garage and driveway parking. No onward chain.



The Property

This circa 1970's detached bungalow offers a great opportunity to live on a peaceful cul-de-sac location in the popular rural village of Tregony.

The accommodation comprises entrance hall, spacious living/dining room with wood burner, separate fully fitted modern kitchen with appliances, three bedrooms (two doubles with fitted wardrobes and a single) plus modern family bathroom. All is presented well throughout and the rooms to the rear benefit from the beautiful countryside views beyond the garden. There is great outside space with good sized gardens to front and rear as well as a raised terrace accessed via sliding doors from the living room, perfect for al-fresco dining. Underneath the terrace there is a secure store providing great storage and lots of potential. To the front of the property there is an attached single garage and driveway parking for one vehicle.

This is a super property and is available with no onward chain.



Bedroom 1



Room 2



The Location

Tregony is a popular village blending rural living surrounded by beautiful countryside, whilst having great local amenities and being only being a 6.5 mile (15 minute drive) from the city of Truro. There are good transport links with buses heading in and out of the centre of the village on a regular basis. You are well catered for here with amenities include a village store, post office, village hall, surgery, café, pub, churches and social club. There is a highly regarded primary school and secondary school in the village as well which are a short walk away. The village is often seen as the 'gateway' to the stunning Roseland Heritage Coast where in a short drive one can be enjoying St Mawes, Portscatho and Carne Beach to name a few. Driving North you can be on the A30 very easily within around 20 minutes as well.

Truro, about 6.5 miles away, is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Floorplan



Property Information

Tenure: Freehold

Council Authority: Cornwall

Council Tax Band: D

Services: Mains water, drainage & electric are all connected.

Mobile Signal: Best network Vodafone – (good indoor & outdoor)

Broadband: Superfast available. Max Download 80Mbps. Max Upload 20Mbps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.

