



Boslowen





# Boslowen Roseland

Tregony, Truro, TR2 5SA

Truro City 8 miles St Austell 8 miles Newquay 18 miles

A three bedroom modernised bungalow in popular Tregony with driveway, garage and attractive gardens.

- Modernised Bungalow
- Detached
- UPVC Double Glazed
- Freehold
- Three Bedrooms
- Driveway & Garage
- Oil Central Heating
- Council Tax Band - D

## Guide Price £450,000

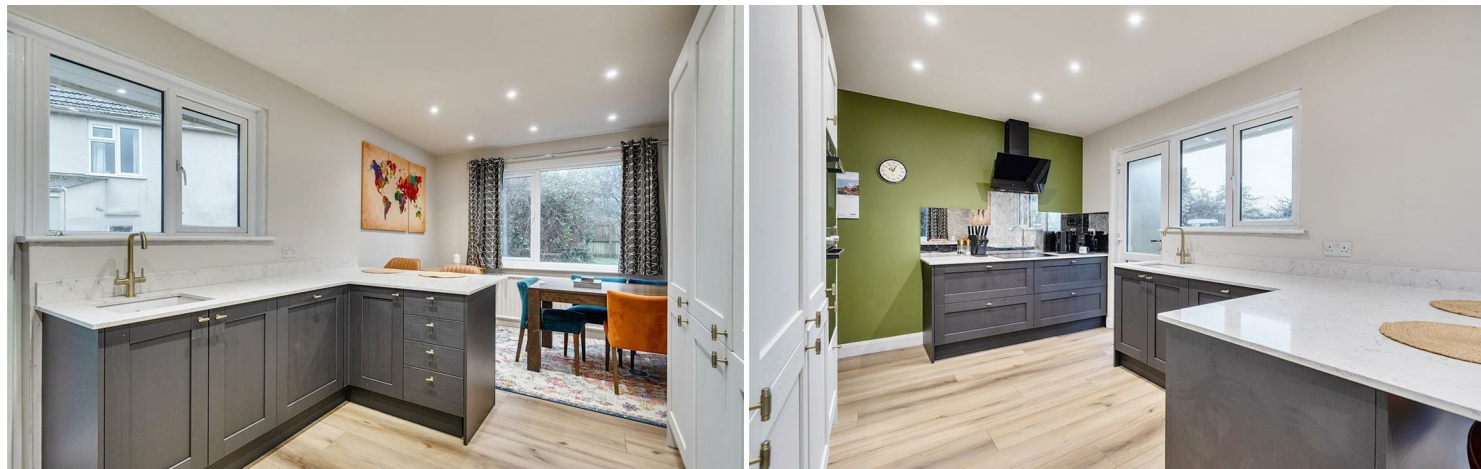
### SITUATION

Boslowen is located on a popular residential street in the highly sought-after village of Tregony, the gateway to the Roseland Peninsula. This modern bungalow is considered well situated for an easy stroll to the amenities on Fore Street.

Tregony is widely regarded as the gateway to the Roseland Peninsula, an Area of Outstanding Natural Beauty renowned for its unspoilt beaches, picturesque fishing villages, rolling countryside and excellent sailing facilities. Historically, Tregony was a thriving port on the River Fal before the river silted up. Today, the village is flourishing once again and boasts a wealth of character and amenities.

There are many attractive buildings, a church, an excellent junior school and the Ofsted-rated Outstanding Roseland Academy secondary school. The village is well served with two doctors' surgeries, a dentist, hairdresser, public house and a variety of shops along its wide main street, including a mini-market and post office.

Despite its rural setting, Tregony is exceptionally well connected, with a regular bus service to Truro, St Austell, Probus, Portscatho, Veyan and St Mawes. The city of Truro, the commercial centre of Cornwall, lies approximately eight miles away and offers a comprehensive range of shopping facilities, private schooling and a mainline rail connection to London Paddington.





## DESCRIPTION

Situated in a quiet residential setting, yet within easy reach of the amenities of Tregony's charming main Fore Street, this attractively presented detached bungalow offers well-proportioned, family-sized accommodation with three generous bedrooms.

The property benefits from both front and rear gardens, driveway parking and the added advantage of a garage. Presented to a high modern standard throughout, the bungalow is ready for immediate occupation and enjoys the comfort of uPVC double glazing and oil-fired central heating.

Recent and notable improvements include a large paved patio, replacement uPVC double glazing, a stylishly re-fitted contemporary kitchen and a modern bathroom, all of which enhance the property's refined and turnkey appeal.

## ACCOMMODATION

Accommodation in brief comprises; L shaped entrance hall, open-plan living room communicating through to a dining room and re-fitted kitchen, three bedrooms and a family sized bathroom.

## OUTSIDE

The gardens are particularly attractive feature of the property and have been thoughtfully planted with a wide variety of flowers and shrubs, interwoven with pathways and seating areas. To the rear of the property lies a larger than average garden, which is fully enclosed by mature hedging, offering both privacy and a sunny aspect. A garden shed provides useful storage.

To the rear a generous newly laid patio area adjoins the immediate rear of the bungalow, providing an ideal space for alfresco dining, with steps leading down to a lower lawned garden. This area is beautifully stocked with an additional selection of shrubs, plants and herbs, along with a variety of fruit trees.

To the side of the property is a driveway providing ample off street parking which leads to a garage. The garage has power and light and houses the central heating boiler plus a personal door providing access into the rear garden.

## SERVICES

Mains electricity, water, drainage and oil are connected.

Broadband: Basic up to 14 Mbps, Superfast up to 80 Mbps and Ultrafast up to 1000 Mbps (Ofcom).

Mobile phone: 02, Vodafone, EE and Three likely (Ofcom).

Council Tax Band - D

Flood Risk - Very Low.

Conservation Area - No.

Satellite and Fibre - Sky and BT are available.

## VIEWINGS

Strictly by prior appointment via Stags Truro office.

## DIRECTIONS

From Truro City, take the A390 eastbound towards Tresillian and continue for approximately five miles. Turn right onto the A3078 towards Tregony. As you enter the village, cross over the bridge and then turn left onto Tregony Hill (B3287). Continue up the hill and take the turning on the right into Roseland Crescent where Boslowen can be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>57</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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