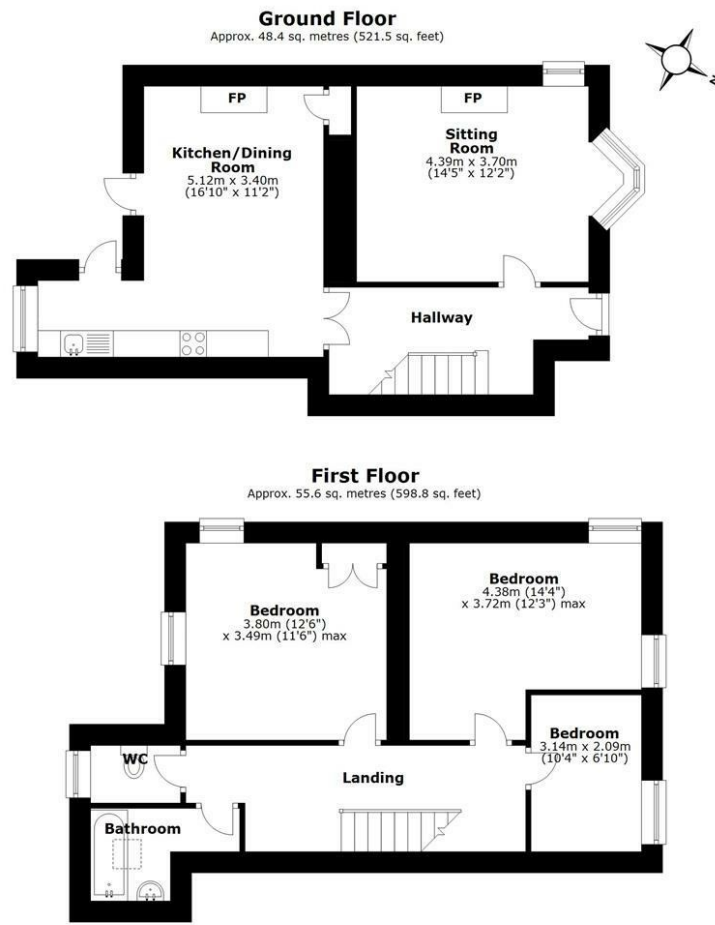


FORE STREET, TREGONY



Total area: approx. 104.1 sq. metres (1120.3 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

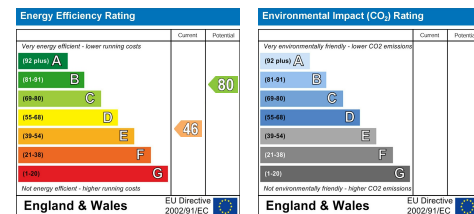
26 Fore Street, Tregony

KEY FEATURES

- END TERRACE
- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/DINING ROOM
- BATHROOM

- OFF ROAD PARKING
- REAR GARDEN
- POPULAR VILLAGE LOCATION
- CHARACTER FEATURES
- NO CHAIN

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:
(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



26 FORE STREET, TREGONY, TRURO, TR2 5RN
END TERRACE PROPERTY WITH PARKING SOLD WITH NO CHAIN

This three bedroom end of terrace property is situated in the heart of the popular village of Tregony. The property has been within the same ownership for many decades and is a much loved family home. The accommodation includes; sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. There is a rear garden and off road parking for numerous vehicles. Sold with no chain, viewing is highly recommended.
EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £325,000

CONTACT US
9 Cathedral Lane
Truro
Cornwall
TR1 2QS
01872 242244
sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT
01326 270008
stmawes@philip-martin.co.uk

THE PROPERTY

26 Fore Street is a three bedroom end of terrace property situated in the highly desirable village of Tregony. Known as the 'Gateway to the Roseland', the village is popular for its access to the south coast beaches, yet the village itself has all the amenities on offer including local shop, public house, schools and a doctors surgery. The property boasts many characterful features and offers generously sized rooms throughout; however is now in need of modernisation. In all, the accommodation comprises; entrance hall, sitting room and kitchen/ dining room to the ground floor with three bedrooms, a bathroom and a separate W.C. to the first floor. There is off road parking for at least two vehicles as well as an enclosed garden to the rear with plenty of flowerbeds, a greenhouse and timber storage shed.

TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both primary and secondary schools are within a short 10 minute walk. The village is easily accessible to the whole of the Roseland Peninsula and hence very much a centre for tourism during the summer months. The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service. The harbourside villages of Portloe and Portscatho are each about four and seven miles distant, and St Mawes is about 11 miles to the south.

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

GROUND FLOOR

ENTRANCE HALLWAY

Stair rising to first floor and doors into;



SITTING ROOM

14'4" x 12'1" (4.39m x 3.70m)
Bay window to front aspect with feature fireplace.
Radiator.

KITCHEN/DINING ROOM

16'9" x 11'1" (5.12m x 3.40m)
Comprising a range of base and eye level units with worktops over and upstand splashbacks. Space for cooker with extractor fan over, undercounter fridge and freezer. Inset stainless steel sink and drainer unit with window to rear aspect. Plumbing for dishwasher, washing machine and tumble dryer. Ample space for dining table. Under-stairs storage cupboard. Oil fired central heating boiler. Door to rear garden.

FIRST FLOOR

BEDROOM ONE

14'4" x 12'2" (4.38m x 3.72m)
Dual aspect room with window to front and side.
Radiator.

BEDROOM TWO

12'5" x 11'5" (3.80m x 3.49m)
Dual aspect room with window to rear and side. Radiator.

BEDROOM THREE

10'3" x 6'10" (3.14m x 2.09m)
Two windows to front. Radiator.

BATHROOM

Comprising a bath with shower over and pedestal hand wash basin. Radiator.



TOILET

Comprising a low level w.c. and obscured window to side.

Please note - there is massive potential to substantially enhance the size of the bathroom to create a much larger space.

OUTSIDE

There is an enclosed rear garden with multiple flowerbeds. There is a timber storage shed and a greenhouse. There is also two off road parking spaces just a short distance from the rear of the dwelling.

SERVICES

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

N.B

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

TENURE

Freehold.

COUNCIL TAX

C.

DIRECTIONS

From Truro proceed towards St Austell on the A390. Turn right onto the A3078 towards St Mawes. After Tregony bridge immediately turn left up the hill and into the centre of the village; after passing the Public House on the left hand side, No.26 can be found on the right hand side and a Philip Martin board has been erected.

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

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.