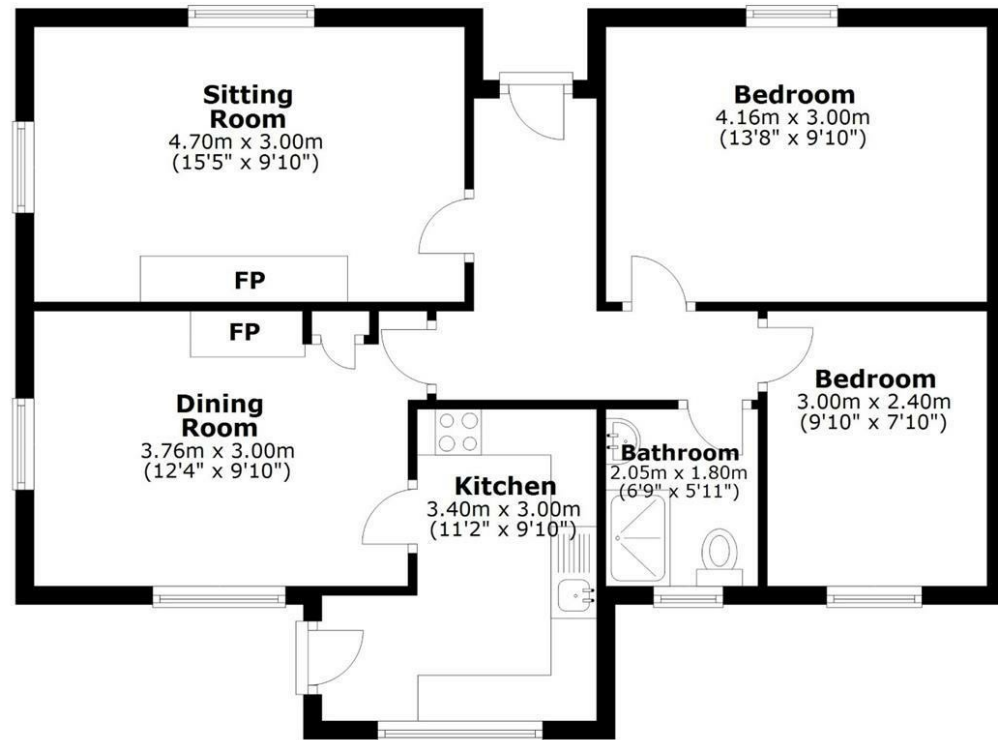


## TREGONY, TRURO

### Ground Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



Total area: approx. 70.4 sq. metres (757.6 sq. feet)

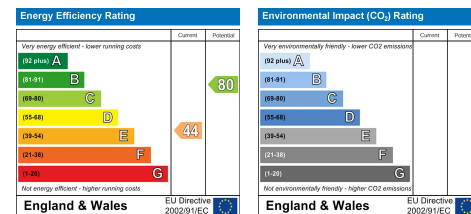
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used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

### 27a , Tregony Hill, Tregony

#### KEY FEATURES

- DETACHED BUNGALOW
- LARGE PLOT
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SHOWER ROOM
- COUNTRYSIDE VIEWS
- PARKING & GARDENS
- POPULAR VILLAGE LOCATION
- DEVELOPMENT POTENTIAL (STP)
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



#### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



### MINERVA, 27A TREGONY HILL TREGONY, TRURO, TR2 5RU

#### DETACHED BUNGALOW WITH REDEVELOPMENT POTENTIAL

An unusual opportunity to purchase a non-estate detached bungalow on a large plot close to the centre of the village. Potential for upgrading, extension, remodelling or even demolition and redevelopment to one or more dwellings, subject to planning consent.

2 bedrooms, sitting room, dining room, kitchen and shower room. Double glazing and electric heating. Large garden with parking space for several vehicles and dual access points.

Lovely views over the Fal valley.  
EPC - E. Freehold. Council Tax - C.

GUIDE PRICE £365,000

## GENERAL REMARKS AND LOCATION

It is unusual to find a relatively-modern property in a convenient village location with such a large plot of land. Minerva is believed to have been built in the 1960's and whilst substantially built in cavity block under a concrete tiled roof it is now in need of refurbishment with emphasis on rewiring, re-plumbing and refitting of kitchen and shower room areas. However it affords tremendous scope for updating, remodelling, extension or possible redevelopment with one or more dwellings, subject to obtaining the necessary planning consent. The site presently has two access points for vehicles, one from Tregony Hill and another from Frog Lane at the rear and there is parking space for several vehicles. The bungalow also enjoys fabulous views over the Fal valley.

## TREGONY

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" and offering wide variety of amenities including a post office and shop, pub, Churches and both primary and secondary schools all within walking distance. 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.

The property lies within the designated Conservation Area of the village.

## THE BUNGALOW

The bungalow has replacement double glazing and cavity wall insulation. Various electric storage heaters provide

background heating. A window in the gable elevation suggests the possibility of extending the accommodation into the roof space, subject to the necessary consents.

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

## HALLWAY

## SITTING ROOM

15'5" x 9'10" (4.70m x 3.00m)

## DINING/LIVING ROOM

12'4" x 9'10" (3.76m x 3.00m)

## KITCHEN

11'1" x 9'10" (3.40m x 3.00m)

## BEDROOM ONE

13'7" x 9'10" (4.16m x 3.00m)

## BEDROOM TWO

9'10" x 7'10" (3.00m x 2.40m)

## SHOWER ROOM

6'8" x 5'10" (2.05m x 1.80m)

## OUTSIDE

The plot has a good frontage to Tregony Hill with a vehicular gateway giving access to a wide area for parking and turning. A generous area of garden surrounds the bungalow and whilst mostly in grass it is also arranged on two levels where the rear garden is more secluded and has



vehicular access from Frog Lane. This area includes a base for a former greenhouse and also a block-built store shed. The garden affords enormous potential for landscaping and planting.

and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## SERVICES

Mains water, electric and drainage believed to be connected.

## N.B

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

## COUNCIL TAX

C.

## TENURE

Freehold.

## DIRECTIONS

The property is easy to locate at the top of Tregony Hill and on the left hand side when approaching from Tregony Bridge. A "for sale" board will be displayed.

## 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

