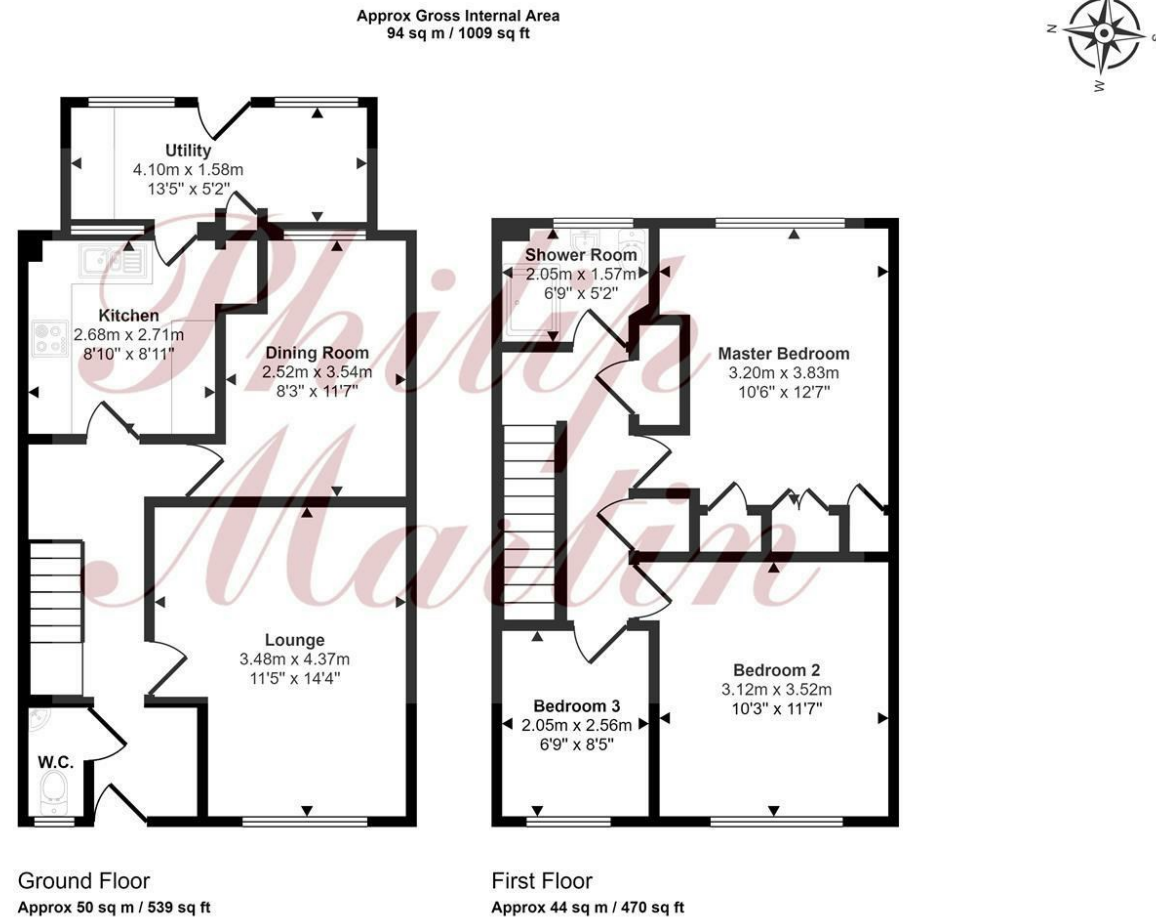


WARNE CLOSE, TREGONY

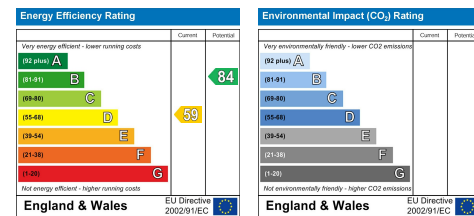


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- IDEAL FTB OR INVESTMENT
- BATHROOM & W.C.
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- POPULAR VILLAGE LOCATION
- NO CHAIN

ENERGY PERFORMANCE RATING

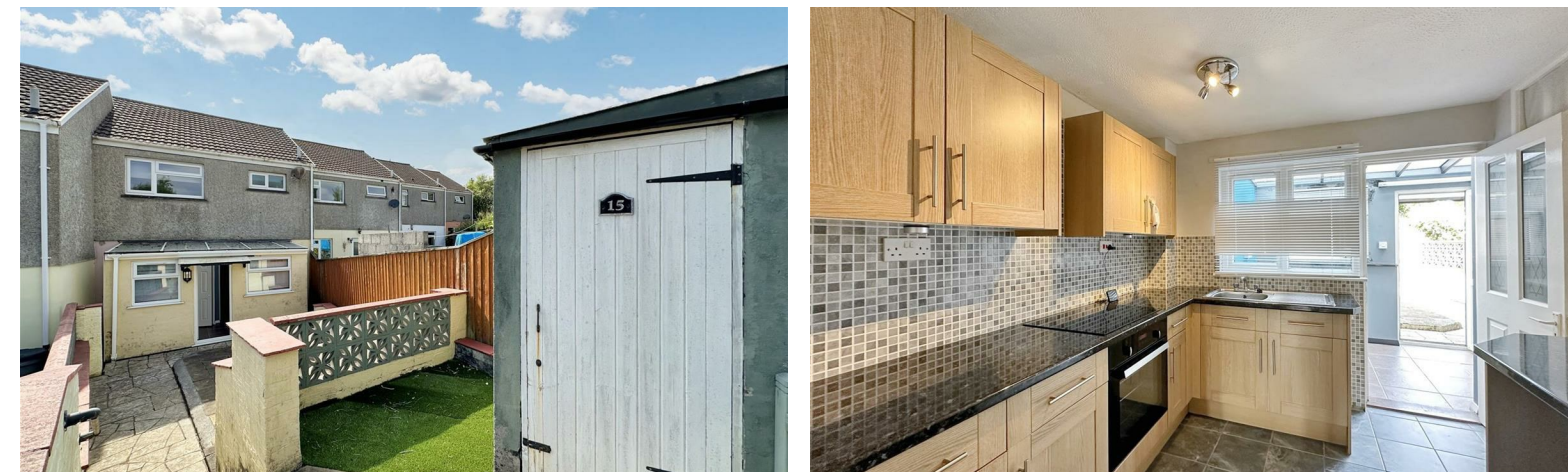


The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



15 WARNE CLOSE, TREGONY, TRURO, TR2 5SZ
THREE BEDROOM HOUSE SOLD WITH NO CHAIN

This three bedroom house is situated in the heart of the popular village of Tregony; within walking distance of the variety of amenities in the village including both primary and secondary schools. Well presented, the accommodation includes; entrance hall, w.c., sitting room, dining room, kitchen and utility room to the ground floor with three bedrooms and a shower room to the first floor. There are front and rear gardens as well as off road parking. Sold with no chain.
EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £319,950

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

15 Warne Close is a three bedroom property located in a quiet tucked away area within Tregony Village. The dwelling is within walking distance of the amenities on offer within the village including primary and secondary schools, public house, playing field, village shop and much more as well as providing access to the Roseland Peninsula and the variety of South Coast beaches. In all, the accommodation comprises; entrance porch, hallway, cloakroom, sitting room, dining room, kitchen and utility room to the ground floor with three bedroom and a shower room to the first floor. There is off road parking and gardens to the front and rear, both set up for low maintenance.

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****W.C.**

Low level w.c. and hand wash basin. Obscured window to front.

SITTING ROOM

14'4" x 11'5" (4.37m x 3.48m)
Window to front. Night storage heater.

DINING ROOM

11'7" x 8'3" (3.54m x 2.52m)
Window to rear. Night storage heater.

KITCHEN

8'10" x 8'9" (2.71m x 2.68m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Integrated over with hob and extractor fan over. Inset sink and drainer. Space for fridge/freezer. Window and door into utility room.

UTILITY ROOM

13'5" x 5'2" (4.10m x 1.58m)
Windows and door into rear garden. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR**BEDROOM**

12'6" x 10'5" (3.83m x 3.20m)
Window to rear. Fitted wardrobes. Night storage heater.

BEDROOM

11'6" x 10'2" (3.52m x 3.12m)
Window to front. Fitted wardrobes. Night storage heater.

**BEDROOM**

8'4" x 6'8" (2.56m x 2.05m)
Window to front. Fitted wardrobes. Night storage heater.

SHOWER ROOM

6'8" x 5'1" (2.05m x 1.57m)
Comprising a shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to rear.

OUTSIDE

There is off road parking for two vehicles at the rear, with gated access into the back garden which has been terraced and is laid to patio for ease of maintenance. There is also an outbuilding which is ideal for storage. There is a front garden which has been laid to chippings, which again allows for low maintenance.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction on the A390 and turn right off the Probus by-pass signposted to Tregony. Proceed up through the village of Tregony and take the right hand turning into Roseland Crescent. Take the second right into Warne Close.

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.