



LEVI COTTAGE  
TREGONY HILL  
TREGONY, TRURO,  
TR2 5RU

Philip Martin  
FOR SALE  
01872 242244  
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ROSELAND CRESCENT  
LEADING TO  
WARNE CLOSE AND LORDS MEADOW  
Surgery

*Philip Martin*

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

*Philip Martin*







# LEVI COTTAGE TREGONY HILL TREGONY TR2 5RU

DETACHED MODERN HOUSE WITH COURTYARD  
GARDEN & PARKING

Situated close to the centre of the village convenient for the shop, pub, doctors and bus stop. Recently updated and redecorated throughout, ready for occupation with vacant possession and no chain. With two double bedrooms and a bathroom to the first floor, open plan living space to the ground floor with cloakroom. There is a parking space to the rear for a small car and an enclosed courtyard garden. The house enjoys some pleasant views from the first floor over the surrounding properties and countryside beyond.

GUIDE PRICE £289,950

*Philip Martin*

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

## GENERAL COMMENTS

This charming home is situated near the heart of the village, providing easy access to local amenities, including a shop, pub, doctor's office, and bus stop, making everyday conveniences easily accessible. Recently renovated and tastefully redecorated throughout, the property is move-in ready, offered with vacant possession and no onward chain, ensuring a smooth and hassle-free purchase.

The ground floor boasts a spacious open-plan living area, ideal for modern living, creating a bright atmosphere with several windows. A convenient cloakroom is also located on this level, adding to the practicality of the space. Upstairs, the first floor comprises two well-proportioned double bedrooms, providing comfortable accommodation, along with a first floor bathroom. The property has modern electric heating and double glazed windows throughout.

Externally, the property benefits from an enclosed courtyard garden, offering a private outdoor space. Additionally, there is a parking space at the rear, suitable for a small car. From the first floor, the property enjoys pleasant views over the surrounding homes and countryside beyond. With its desirable location, modern updates, and well-planned layout, this home is an excellent opportunity.



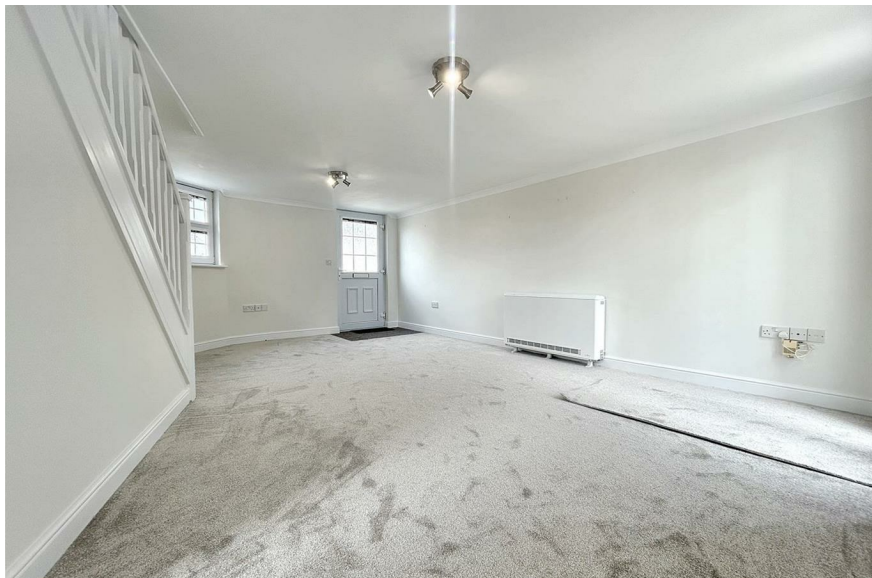
## LOCATION

Tregony is a thriving community, sometimes referred to as the "gateway to the Roseland" offering a post office, shop, pub, Churches and both excellent primary and secondary schools are within a short walk. The village is easily accessible to the whole of the Roseland Peninsula.

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 sandy beaches of Pendower and Carne where there is convenient access to some superb coastal footpaths and open National Trust land with beautiful walks.

*Philip Martin*





The city of Truro is about seven miles and St. Austell slightly further. The village also has the benefit of a regular bus service.

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

#### LOUNGE/DINING ROOM

5.72 x 4.98 (18'9" x 16'4")

Double glazed windows, doors opening to rear courtyard, under stairs airing cupboard housing hot water tank.

#### KITCHEN

3.78 x 2.91 (12'4" x 9'6")

Fitted with a range of base and eye level units with worktop over, sink and drainer inset. Windows to two sides. There is a functioning cooker and washing machine and a space for a fridge.

#### CLOAKROOM

W.C. and wash hand basin.

#### FIRST FLOOR

An open landing with window to side. Access to loft.

#### BEDROOM 1

3.97 x 3.50 (13'0" x 11'5")

Two windows to front enjoying views.

#### BEDROOM 2

3.58 x 2.82 (11'8" x 9'3")

Two windows to the rear enjoying views.

#### BATHROOM

2.06 x 1.74 (6'9" x 5'8")

Suite comprising panelled bath, w.c. and wash hand basin.

#### OUTSIDE

The property has a yard to the front with enclosed courtyard garden to the rear with timber fencing. A gate opens to the parking space.

#### N.B

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

#### 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.

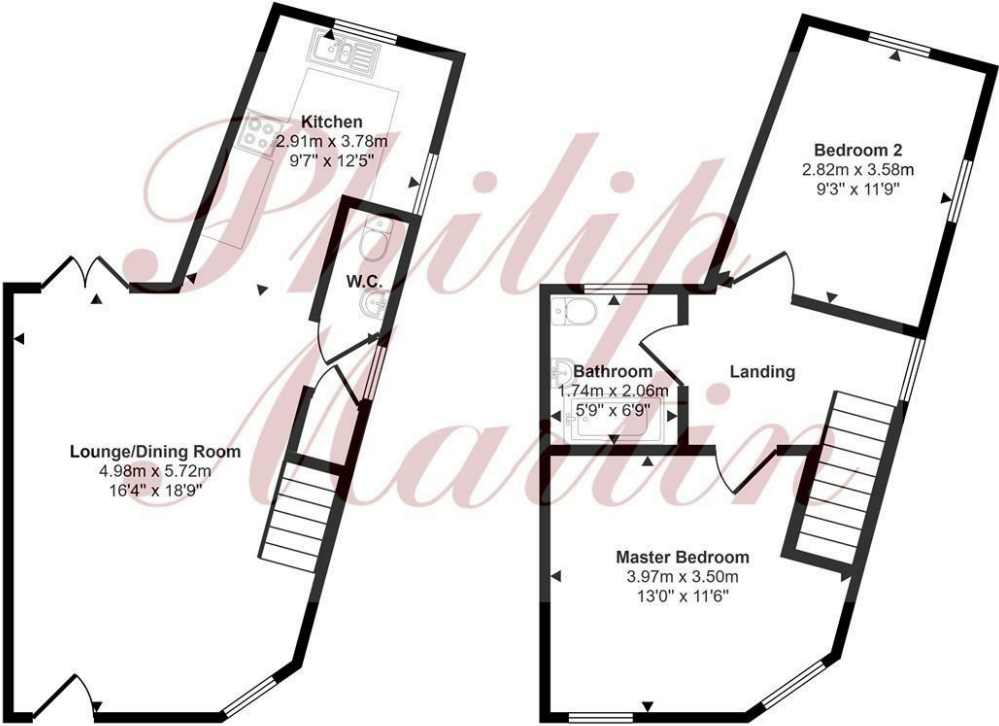
#### COUNCIL TAX

Band C.

#### DIRECTIONS



Approx Gross Internal Area  
68 sq m / 732 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft

First Floor  
Approx 33 sq m / 358 sq ft

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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-100) <b>A</b>                           |         | <b>84</b> | (81-91) <b>B</b>                                                |         |           |
| (81-91) <b>B</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (1-20) <b>G</b>                                                 |         |           |
| (1-20) <b>G</b>                             |         |           |                                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |









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