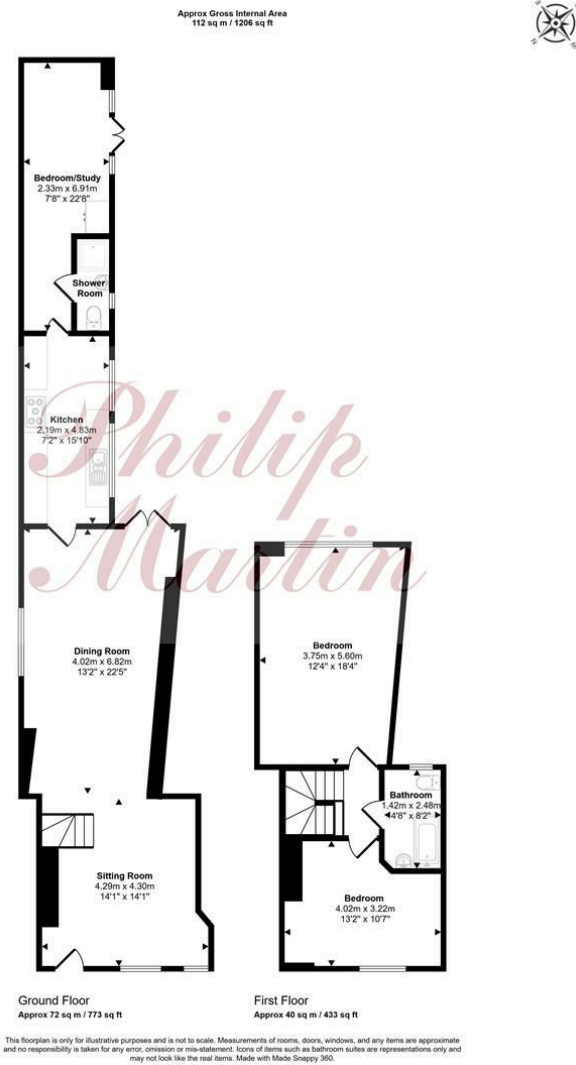


FORE STREET, TREGONY



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 Drafty 360.

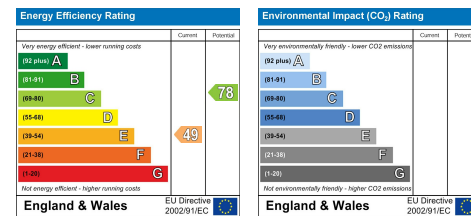


KEY FEATURES

- END TERRACE COTTAGE
- THREE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN
- BATHROOM & SHOWER ROOM

- IMMACUATELY PRESENTED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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POST COTTAGE, 11 FORE STREET, TREGONY, TRURO, CORNWALL, TR2 5RN
CHARMING END TERRACE PROPERTY SOLD WITH PARKING & NO CHAIN

This three bedroom property is situated in the heart of the popular village of Tregony. The dwelling boasts a natural blend of character features, with a more contemporary feel, with plenty of potential to further enhance if required. Immaculately presented, and offering larger accommodation than first apparent, comprising; sitting room, dining room, kitchen, shower room and sun room/bedroom, two bedrooms and a bathroom. There is off road parking, and a wonderfully mature, enclosed sunny rear garden. Sold with no chain, viewing is highly recommended.

EPC - E. Freehold. Council Tax - B.

GUIDE PRICE £350,000

THE PROPERTY

Post Cottage is a two/three bedroom end of terrace cottage located in the middle of the village in Tregony, and within a short walk of the variety of amenities including the shop, public house, both primary and secondary schools and the playing field. Full of charm and character features, the property is beautifully presented and in all, the accommodation comprises; open plan sitting/dining room, kitchen and bedroom three/utility/garden room and shower room to the ground floor with two bedrooms and a bathroom to the first floor. There is a mature, enclosed rear garden leading to off road parking for at least three vehicles. There is oil fired central heating, a wood burning stove and double glazing.

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



SITTING ROOM

14'0" x 14'1" (4.29m x 4.30m)
Two windows to front aspect with feature wood burning stove. Stairs rising to first floor. An open plan room flowing into the dining room. Radiator.

DINING ROOM

22'4" x 13'2" (6.82m x 4.02m)
Obscured window to side aspect and double doors opening out into rear garden. Ample space for dining table. Radiator.

KITCHEN

15'10" x 7'2" (4.83m x 2.19m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer unit with two windows overlooking garden. Integrated appliances including washing machine, dishwasher, electric oven and hob with extractor fan over. Space for fridge and freezer.

SUN ROOM/ BEDROOM

22'8" x 7'7" (6.91m x 2.33m)
A versatile room that could be occupied as a third bedroom, home office/studio or a sun room. Window and double doors opening out into garden. Useful fitted cupboard space.

SHOWER ROOM

Comprising a fully tiled shower cubicle, pedestal hand wash basin and low level w.c. Obscured window to side, heated towel rail and extractor fan.

FIRST FLOOR



LANDING

Doors into;

BEDROOM

18'4" x 12'3" (5.60m x 3.75m)
Spacious bedroom with large window to rear aspect enjoying countryside views. Radiator.

BEDROOM

13'2" x 10'6" (4.02m x 3.22m)
Window to front. Radiator.

BATHROOM

8'1" x 4'7" (2.48m x 1.42m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Window to rear, heated towel rail and extractor fan.

OUTSIDE

Externally, what sets this property apart from the rest is the off road parking that is available for numerous vehicles. The rear garden is southerly facing and therefore enjoys the sunny aspect throughout the day whilst also being completely enclosed and is laid to patio throughout with mature shrubs and trees.

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.

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed up Tregolls Road and out through the village of Tresillian and onto the Probus bypass. Ascend the hill and take the second turning on the right signposted to Tregony, Veryan and St Mawes. Stay on this road until you reach the village of Tregony and proceed over the narrow stone bridge turning left and proceed up towards the village centre into Fore Street. Post Cottage found on the right hand side identified by our for sale board.

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.