

**H Tiddy**

01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk



**CLEMATIS COTTAGE, THE SQUARE,  
TREGONY, TR2 5RS.**

Accommodation  
Entrance Hall, Living Room, Kitchen,  
Bedroom, En Suite Shower Room.  
Outside: Paved Patio to front.

**£169,950**

Leasehold

Viewing only by appointment with H Tiddy

A rare opportunity to purchase a well-presented ground floor, one-bedroom apartment in the heart of this popular and thriving village. Ideal for a first-time buyer, or equally suitable as a lock up and leave bolthole.

### Description

Located in the heart of Tregony, Clematis Cottage is a characterful ground floor apartment which is perfectly suited towards a first-time buyer or as a second home, small retirement pad or for investment purposes.

Leading off The Square the private half glazed front door opens into a spacious hallway with slate flagstone floor. The kitchen is directly off the entrance hall, and is well equipped offering a clever number of storage options including a large built in under-stairs cupboard. The living room is generously proportioned and has a number of delightful character features including a beamed ceiling, fireplace with inset wood burner and a large multi-pane bow window overlooking Fore Street.

The bedroom is a good-sized double room and benefits from a large window overlooking The Square, as well as two built in wardrobes. The en suite shower room leads off the bedroom, and is well equipped with a modern electric shower and has recently been redecorated.

**Location Summary** (distances are approximate)  
Bus Stop to Truro, St Mawes and St Austell: 20 yards. Doctors Surgery: 80 yards. Londis Shop and Post Office: 120 yards. The Kings Arms Public House: 175 yards. Carne Beach: 6 miles. St Mawes: 10 miles. Cathedral City of Truro: 8

miles. Falmouth: 18.5 miles. Cornwall Airport Newquay: 17.5 miles with regular flights to London. St Austell: 8 miles with direct rail links to London Paddington.

### Location: Tregony

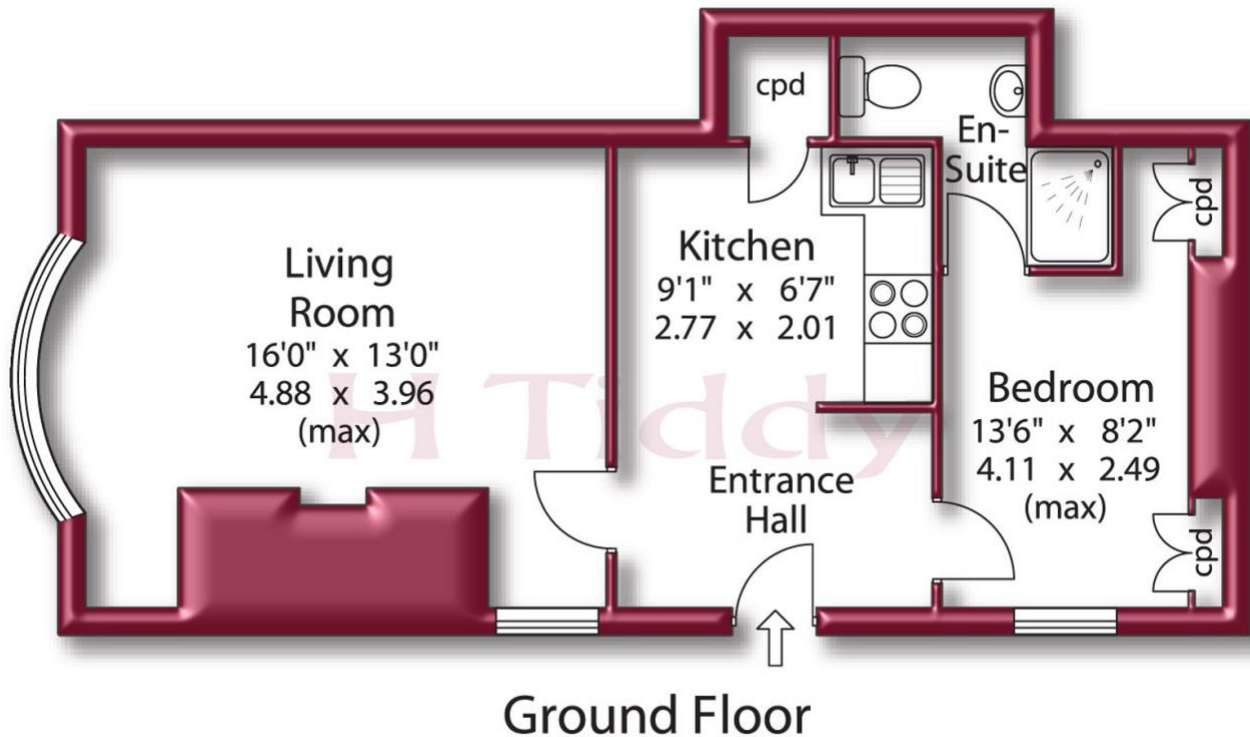
Tregony is known as the gateway to the Roseland Peninsula. This is an Area of Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school, the Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veryan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.

### Cornwall

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock), and the Roseland's own Paul Green at the Driftwood, Rosevine.







## General Information

### **Services**

Mains water, electricity and drainage. Electric panel heating. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

**FTTC Broadband available:** Openreach predicted max speeds: Superfast 80Mbps; Basic 24 Mbps.

**Energy performance certificate rating D.**

**Council tax band A.**

**Viewing:** Strictly by appointment with H Tiddy

**Land Registry Title Number:** CL134009

**Tenure:** Leasehold. 999 years from 29<sup>th</sup> September 1983.

**Ofcom Mobile Area Coverage Rating:** Good

**Long-Term-Flood-Risks:** River/Sea: Very Low Risk. Surface Water: Medium Risk

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website for further information and to 'check long term flood risks'.

General Data Protection Regulations: 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 office in St Mawes

