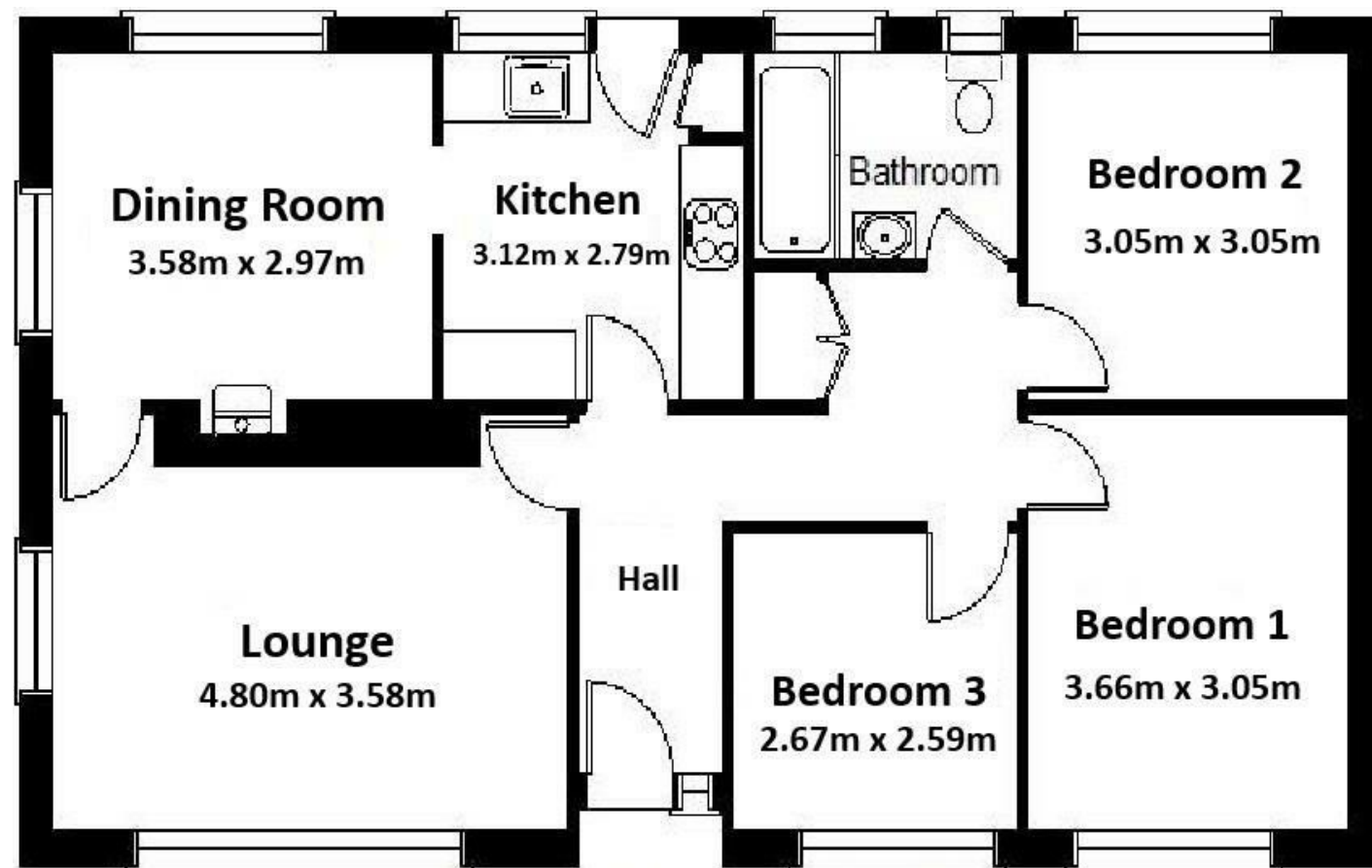


ROSELAND PENINSULA



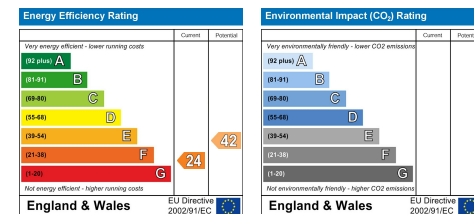
THE BUNGALOW, RESKIVERS

APPROX GROSS INTERNAL FLOOR AREA: 82 SQ METRES/885 SQ FT

KEY FEATURES

- DETACHED PROPERTY
- DOUBLE GLAZING
- AMPLE PARKING
- RURAL LOCATION
- WORKSHOP/STORE
- LEVEL GARDEN

ENERGY PERFORMANCE RATING



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

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



THE BUNGALOW, RESKIVERS, TREGONY, TRURO, TR2 5TE

A REFURBISHED DETACHED BUNGALOW TUCKED AWAY IN A RURAL HAMLET

One of just a handful of properties in the rural hamlet of Reskivers about half a mile from the village of Tregony. A detached property in a generous site and with further potential.

3 bedrooms, bathroom, sitting room, dining room and kitchen.
Old stone and cob outbuilding ideal for storage or workshop.
Level garden. Driveway parking.

Freehold. EPC Band - TBC. Council Tax Band - D.

PRICE GUIDE £290,000

This bungalow is believed to have been built in the early 1960's and occupies a generous level plot within the hamlet of Reskivers just outside of the village of Tregony. Having been in the same family ownership for about 50 years the property has recently been refurbished throughout and is now available to the market in excellent condition and ready to move into without expense. The three bedroom accommodation is notably light and airy and whilst ideal for a wide range of persons there is plenty of scope to further extend the bungalow, subject to any necessary consent. Early viewing is essential.

Reskivers is essentially a hamlet about half a mile from the village of Tregony and mostly comprising a nucleus of individual cottages and larger traditional properties. It is a delightful hamlet with most of the houses accessed from an unmade lane just off the A3078 Truro to St. Mawes road and this particular property lies furthest from the road well away from passing traffic. The village of Tregony is almost within walking distance and here there are a good range of facilities for everyday needs including shop and post office, pub, churches and both primary and secondary schools. The hamlet is also located at the head of the Roseland Peninsula and hence it is easily accessible to a host of scenic coastal locations including Portholland, Portloe, Portscatho and St. Mawes. There are a selection of safe sandy beaches along the south Cornish coast and there are numerous footpaths in the immediate vicinity.

The bungalow is of conventional cavity wall construction with rendered and painted elevations under a concrete tiled roof. The bungalow has been geared for low maintenance with replacement double glazed windows, uPVC soffits and a good level of cavity and loft insulation. Recent refurbishment has included complete redecoration both internally and externally.

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

HALLWAY

With panelled and glazed front entrance door and side screen. Electric radiator and airing cupboard to the inner hall area with hot water cylinder and electric immersion heater.

SITTING ROOM

15'9" x 11'9" (4.80m x 3.58m)

Being a light dual aspect room with picture window to the front elevation. The room focuses to a tiled fireplace and there are matching pendant and bracket lights and also a t.v. aerial point.

Door to:-

DINING ROOM

11'9" x 9'9" (3.58m x 2.97m)

Another dual aspect room focusing to a multi fuel stove set within fireplace recess and with a slate hearth. Matching pendant and wall light fittings and t.v. aerial point. This room is open plan to the:

KITCHEN

10'3" x 9'2" (3.12m x 2.79m)

Fitted with a selection of base cupboards, wall mounted storage cupboards and work surface area with sink and drainer inset. There is an integral oven and solid hob with extractor fan above. Space for washing machine and including freestanding fridge/freezer, open shelving, towel rail and full height ventilated larder.

BEDROOM 1

12' x 10' (3.66m x 3.05m)



BEDROOM 2

10' x 10' (3.05m x 3.05m)

BEDROOM 3

8'9" x 8'6" (2.67m x 2.59m)

BATHROOM

With bath complete with Mira Sport shower fitting and shower screen, vanity wash hand basin with cupboards below and w.c. Courtesy light with shaver point and electric ladder rack radiator.

OUTSIDE

A driveway leads into the bungalow and around to the rear where there is potentially parking space for several vehicles. Gardens extend largely to the front and rear and whilst the front includes a variety of specimen shrubs and a mature green hedge (alongside the entrance drive) the rear garden is in grass and provides further potential for landscaping and planting. The ruins of a shed lie at the very end of the garden whilst alongside the frontage there is a further stone and cob OUTBUILDING approximately 20' x 12' and which incorporates an old inglenook fireplace which suggests it was formerly part of an ancient cottage.

SERVICES

Mains water and electricity. Private drainage.

NB The services and appliance have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be

