



MAY WHETTER & GROSE

1 TREGONEY HILL, MEVAGISSEY, PL26 6RD
PRICE GUIDE £300,000



A CHAIN FREE, CHARACTER TERRACED THREE STORY HOUSE OFFERING FOUR DOUBLE BEDROOMS, PRINCIPAL WITH ENSUITE SHOWER ROOM. THE PROPERTY OFFERS ELECTRIC HEATING THROUGHOUT AND IS WELL PRESENTED WITHIN CLOSE PROXIMITY OF MEVAGISSEY HARBOUR. THE PROPERTY OFFERS NO OUTDOOR SPACE AND NO PARKING. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS VERSATILE AND SPACIOUS PROPERTY.

*** EPC - E ***



Location:

The property is located within the picturesque working fishing village of Mevagissey which is nestled between Pentewan and Gorran Haven. Mevagissey is steeped in history with quaint fisherman's cottages set within cobbled streets, and offers various local amenities, which includes post office, convenience store, bakery, chemist and family health centre together with an Infant/junior School. The market town of St Austell is approximately eight miles St Austell has a main Penzance/Paddington railway link. Locally there are many places of interest, which include the Eden Project, the historical port of Charlestown and the world renowned Lost Gardens of Heligan.

Directions:

The property sits at the bottom of Tregoney Hill. As you head down the hill into Mevagissey, pass the Willow car park on the left hand side, following the one way system onto Chapel Street, at the end turning right onto Church Street, heading through the village towards Fore Street and Polkirt Hill. At the small mini roundabout in the centre, proceed past the Public House and Chemist on your right, then turn sharp right into Tregoney Hill. Proceed onto Tregoney Hill, where the property is located on the right hand side of the road as you turn onto Tregoney Hill.

Accommodation:

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

Entrance porch:

4'2" x 3'6" (1.29 x 1.09)

Upvc double glazed door allows external access with inset obscure glazing. Original door with stained glass detailing inset provides access through to open plan kitchen/lounge/diner. Tiled flooring. High-level mains enclosed fuse box.

Open Plan Kitchen/Lounge/Diner:

20'4" x 16'8" (max) (6.21m x 5.09 (max))



Two Upvc double glazed sash windows to front

elevation. Wood effect laminate flooring in lounge/diner area and tiled flooring in kitchen area. Radiator. BT open reach telephone point. Television aerial point. Exposed ceiling beams. In the kitchen area there are matching wall and base units with rolltop work surfaces and inset stainless steel one and a half bowl sink with matching draining board and central mixer tap. Space for additional kitchen appliances. Fitted extractor fan over cooker recess. Additional radiator in kitchen area. Carpeted stairs to first floor. Door through to utility.



Utility:

4'5" x 2'10" (1.35m x 0.87m)



Tiled flooring. Tiled walls. Plumbing for washing machine.

First Floor Landing:

11'6" x 6'3" (max) (3.53m x 1.92m (max))



Doors to bedrooms three, four and family bathroom. Additional doors opens to provide access to a useful inbuilt storage void. Airing cupboard housing the unvented water heater. Carpeted stairs to second floor.

Bedroom Four:

10'10" x 10'9" (3.32m x 3.29m)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Television aerial point. Exposed ceiling beams.

Bedroom Three:

10'3" x 8'7" (3.13m x 2.64m)



Upvc double glazed window to front elevation. Carpeted floor flooring. Radiator. Exposed ceiling beams.



Second Floor Landing:
10'6" x 5'5" (max) (3.21m x 1.67m (max))



Doors to WC, bedrooms one and two. Additional door opens to provide access to a useful inbuilt storage recess. Carpeted flooring. Loft access hatch. Circular light well providing borrowed external light.

WC:
5'5" x 2'9" (1.66m x 0.85m)



Upvc double glazed window to rear elevation with obscure glazing. Matching three-piece white bathroom suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and panel enclosed bath with wall mounted mains fed shower over. Tiled walls. Tile effective vinyl flooring. Heated towel rail. Fitted extractor fan.



Low level flush WC with dual flush technology and pedestal hand wash basin. Carpeted flooring. Part tiled walls. Fitted extractor fan.

Bedroom Two:
10'9" x 10'1" maximum (3.28 x 3.08 maximum)



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Door opens to provide access to inbuilt wardrobe.

Bedroom One:
2.92 x 3.29



Upvc double glazed window to front elevation. Carpeted flooring. Radiator. Door to ensuite shower.



En-suite:
6'0" x 4'8" (1.85 x 1.43)



Matching three piece white shower suite comprising low level flush WC with dual flush technology, pedestal hand wash basin and fitted shower enclosure with sliding glass doors and wall mounted shower. Tile effect vinyl flooring. Heated towel rail. Tiled walls. Fitted extractor fan. Circular ceiling mounted window providing borrowed external light.

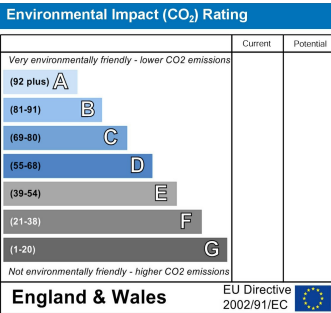
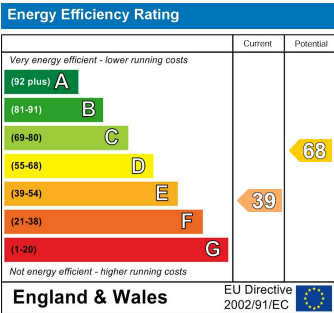
Council Tax Band - B

Broadband and Mobile Coverage
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Floor Area:
The floor area measurement is taken from the EPC.

Services:
None of the services, systems or appliances at the property have been tested by the Agents.

Viewing:
Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ
Tel: 01726 73501 Email: sales@maywhetter.co.uk

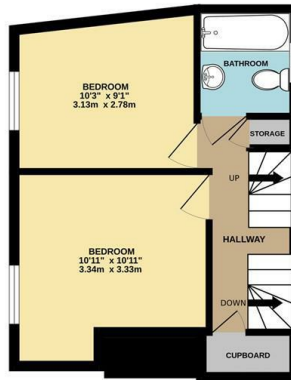




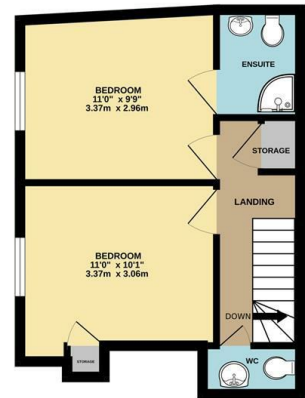
GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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