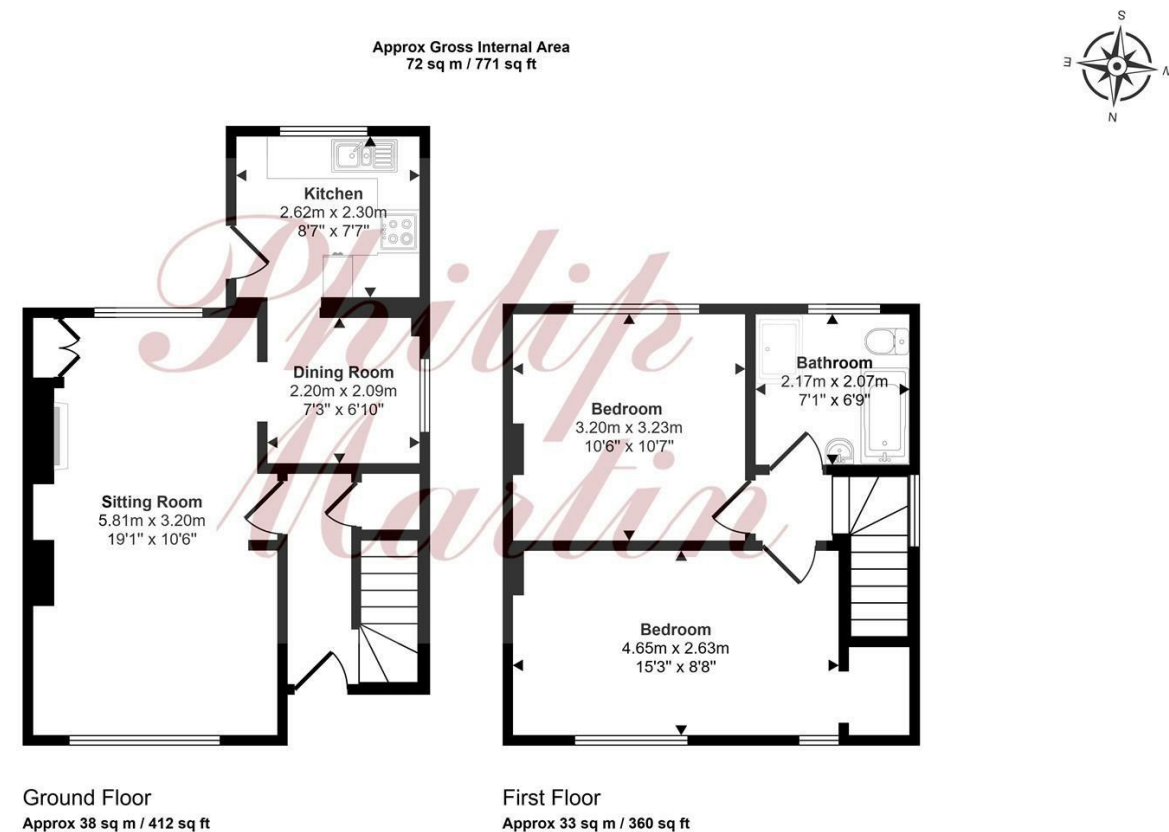


ROSELAND CRESCENT, TREGONY

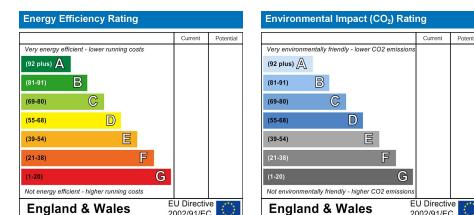


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

KEY FEATURES

- SEMI-DETACHED
- TWO DOUBLE BEDROOMS
- SPACIOUS SITTING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- POTENTIAL TO EXTEND
- POPULAR VILLAGE LOCATION

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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24 ROSELAND CRESCENT, TREGONY, TRURO, TR2 5SA SEMI-DETACHED PROPERTY OCCUPYING SUBSTANTIAL PLOT

Situated in the sought after village of Tregony, this two bedroom semi-detached property occupies a large plot, with a generous south facing rear garden and a driveway providing off road parking for at least three vehicles. The property has been modernised during the current ownership and offers tremendous potential to extend. In all, accommodation comprising entrance hall, sitting room, dining room and kitchen to the ground floor with two bedrooms and a bathroom to the first floor. The dwelling enjoys pleasant countryside views to the rear, whilst also being within walking distance of the amenities on offer within the village.

EPC - C. Freehold. Council Tax - C.

GUIDE PRICE £325,000

THE PROPERTY

24 Roseland Crescent is a two bedroom semi-detached property located within the popular village of Tregony. Occupying a large plot, the location is very pleasant and the house enjoys fabulous rural views and a sunny aspect. The property has been upgraded, improved and modernised during the current ownership however there is still plenty of potential to be extended, specifically to the rear and into the loft. The accommodation comprises; entrance hall, dual aspect large open plan sitting room with multi fuel burning stove, kitchen and dining room to the ground floor with two double bedrooms and bathroom to the first floor. The property has a driveway providing off road parking for at least three vehicles, as well as a large detached garage. There are front and rear gardens, laid to lawn with a private patio area to enjoy outdoor dining. There is a timber summerhouse.

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 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



ENTRANCE HALLWAY

Stairs to first floor, under stairs cupboard, radiator and door into;

SITTING ROOM

Dual aspect room with windows to both front and rear aspect. Multifuel burning stove and two radiators.

DINING ROOM

7'2" x 6'10" (2.20m x 2.09m)

Ample space for dining table with window to side aspect. Radiator. Opening into;

KITCHEN

8'7" x 7'6" (2.62m x 2.30m)

Range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer unit with window to rear aspect. Space and plumbing for dish washer, fridge/freezer and cooker with extractor fan over.

FIRST FLOOR

LANDING

With access via loft ladder to spacious floor boarded loft which has good headroom with potential to convert. Doors into;

BEDROOM

10'7" x 10'5" (3.23m x 3.20m)

Window to rear aspect with views of countryside. Radiator.



BEDROOM

15'3" x 8'7" (4.65m x 2.63m)

Two windows to front aspect and radiator. Storage cupboard that is currently used as an office/ work space.

BATHROOM

7'1" x 6'9" (2.17m x 2.07m)

Walk in shower cubicle, shower bath with mixer tap over, feature wall mounted hand wash basin and low level W.C. Heated towel rail and window to rear aspect.

GARAGE

Up and over door as well as side pedestrian door. Water supply with plumbing for washing machine and fitted work bench. Window to rear.

OUTSIDE

At the front there is a driveway providing off road parking for at least three vehicles that leads to the detached garage. There are walled boundaries with a section of lawn and flowerbed surrounds. There are also two outdoor taps. There is gated side access leading to the rear of the property where there is a raised patio area overlooking the large garden that is completely enclosed and therefore perfect for children and pets. Steps down lead to a substantial lawn area that extends further to a pleasant, private patio area that provides the perfect space for outdoor dining and hosting. There is a timber summerhouse.

SOLAR PANELS

The solar panels that are owned by the clients and transferable to new owners are situated on the property as well as the garage roof. These generate an income. More information available from agents.

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

C.

TENURE

Freehold.

DIRECTIONS

Proceeding from the A3078 Truro to St. Mawes road take the turning on Tregony bridge up into the village. At the top of the hill take the right hand turning immediately by the Alms Houses where signposted into Roseland Crescent. No.24 is located on the right hand side.

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.