MAY WHETTER & GROSE

ALTAMIRA TREGONEY HILL, MEVAGISSEY, PL26 6RL
GUIDE PRICE £285,000

A WELL POSITIONED CHAIN FREE DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS. ORIGINALLY BUILT AS A THREE BEDROOM BUNGALOW THE THIRD BEDROOM NOW FORMS A USEFUL DINING ROOM. FURTHER BENEFITS INCLUDE GARAGE AND AMPLE OFF ROAD PARKING. THE PROPERTY ENJOYS AN ENCLOSED PLOT WITH DISTANT SEA VIEWS TO THE LEFT HAND SIDE FROM THE FRONT AND WITHIN CLOSE REACH OF MEVAGISSEY HARBOUR AT THE BOTTOM OF THE HILL. OIL FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT. AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THIS WELL POSITIONED PROPERTY.

**** EPC - D ***

Location:
Mevagissey is a picturesque fishing village nestled between Pentewan and Gorran Haven. The village is steeped in history with many quaint fishermen's cottages set within cobbled streets. Local facilities include a primary school, an activity centre, small Mini Market, doctor's surgery, chemist, various gift shops and several restaurants and public houses. The town of St Austell is approximately 6 miles away and offers a wide range of shopping, large supermarkets and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools. The charming port of Charlestown and the award-winning Eden Project are within a short drive, as is the world renowned Lost Gardens of Heligan.

Directions:
The property sits at the top of Tregoney Hill. As you head down the hill into Mevagissey, past the Willow car park on the left hand side, following the one way system onto Chapel Street, at the end turning 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 up Tregoney Hill, past the turning for Lamorick Close, near the top the property is the second bungalow on the right.

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

Accommodation:
Upvc double glazed front door with upper and lower inset glazing allows external access into entrance hall.

Entrance Hall:
7'4" x 9'3" (max) (2.26m x 2.82m (max))

Opening through to lounge. Door through to WC. Radiator. Carpeted flooring. Further Upvc sealed glazed units to front elevation to provide natural light. Telephone point.

WC:
4'11" x 4'5" (1.50m x 1.36m)

UPVC double glazed window to side elevation with obscure glazing. Low level flush WC and pedestal hand wash basin. Carpeted flooring. Part tiled walls.

Lounge:
20'10" x 9'11" (max) (6.37m x 3.03m (max))

Upvc double glazed sealed units to front elevation. Further Upvc double glazed unit to side elevation with opening door to the front. Large opening provides access to the formal lounge. Focal fire place with bricked backing and slate hearth and mantle. Chimney recess currently houses a log burner. To the left hand side there are display recesses with slated top providing additional storage above. Radiator. Carpeted flooring. Television aerial point.

Inner Hall:
9'5" x 5'6" (max) (2.89m x 1.70 (max))

Door from kitchen to, two double bedrooms and shower room. Additional door opens to provide access to a inbuilt storage cupboard which houses a radiator. This storage cupboard benefits from additional inbuilt power. Loft access hatch. Textured ceiling. Carpeted flooring. Textured walls.

Kitchen:
9'9" x 11'5" (max) (2.99m x 3.49 (max))

Upvc double glazed window to side elevation. Upvc double glazed door with upper sealed glazed unit and fitted bespoke blind. Matching wall and base kitchen units. Roll top work surfaces. Stainless steel one and half bowl sink with matching draining board and central mixer tap. Tile effect vinyl flooring. Space for additional kitchen appliances. High level mains enclosed fuse box. Textured ceiling. Part tiled walls.

Dining Room:
8'4" x 6'8" (2.55m x 2.04m)

Upvc double glazed window to side elevation. Carpeted flooring. Radiator. Textured ceiling. To the opposite side of the window there is a obscure glazed single glass focal area, this is where the door was situated to access the third bedroom. The dining room was previously a third bedroom.

Shower:
5'6" x 7'0" (1.68m x 2.15m)

Upvc double glazed window to side elevation with obscure glazing. Matching three piece white shower suite with flush WC with dual flush technology. Pedestal ceramic hand wash basin and fitted shower enclosure with glass sliding shower door. Wall mounted mains Mira shower. Tiled walls. Tiled flooring. Heated towel rail. Textured ceiling. Fitted extractor fan. Circular wall mounted mirror with LED light detailing.

Bedroom One:
9'10" x 11'10" (3.02m x 3.62m)

UPVC double glazed tilt and turn window to side elevation. Carpeted flooring. Radiator.

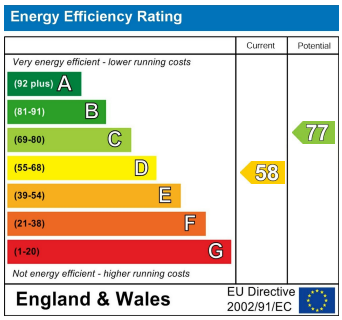
Bedroom Two:
9'10" x 10'8" (3.01m x 3.26m)

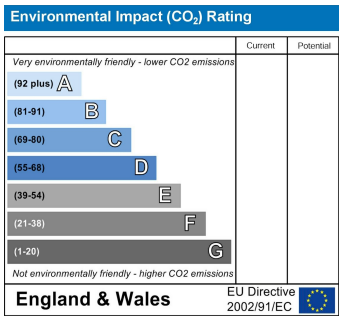
Upvc double glazed tilt and turn window to side elevation. Carpeted flooring. Radiator.

Outside:

To the front of the bungalow there is a manageable area of lawn with a number of established plants and shrubs. To the left hand side the properties drive allows off road parking for numerous vehicles. There is a covered access to the main front and kitchen door courtesy of a covered paved walkway. At the top of the drive the property enjoys access to the garage. Between the bungalow and the garage a lockable gate opens to provide secure access into the rear garden. The rear garden is laid predominantly to lawn with paved patio area to the far side and hard standing walkway flowing across the rear of the property. The rear garden is well stocked with an array of evergreen plants and shrubs. To the opposite side there is a hardstanding walkway. This area provides access to the properties oil tank.

Garage:
18'0" x 9'9" (5.51m x 2.98m)





Metal up and over garage door. The garage benefits from the addition of light and power with workshop bench to the rear with the Worcester green star heat slave 18/25 oil fired central heating boiler located in the garage. To the rear of the garage is a covered overhang area offering shielding from the sun. Outdoor tap located to the side of the door.

Broadband and Mobile Coverage
Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage. https://checker.ofcom.org.uk/en-gb/broadband-coverage / https://www.ofcom.org.uk/mobile-coverage-checker

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

Agents Note:
The lounge was extended by the previous owners to give additional space.
Log burner is not in working order.

Council Tax: D

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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