



3 CUBY ROAD
TREGONY TRURO
TR2 5TW

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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THE COPPERS, 3 CUBY ROAD TREGONY TRURO TR2 5TW

A SPACIOUS THREE-BEDROOM SEMI DETACHED HOUSE WITH A MATURE GARDEN, OFF-ROAD PARKING AND SEPARATE GARAGE

Situated on the edge of Tregony, The Coppers offers well-proportioned accommodation extending to approximately 1,023 sq ft, together with a detached garage. The property includes two reception rooms, a fitted kitchen, utility room, ground-floor WC, three bedrooms and a family bathroom. A generous, established rear garden enjoys a pleasant outlook towards the surrounding countryside, while the house offers considerable potential for buyers wishing to update and personalise their next home.

GUIDE PRICE £365,000

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GENERAL COMMENTS

The Coppers is a semi detached home occupying an established position on Cuby Road. The property has been well cared for and provides practical, comfortable accommodation arranged over two floors, with scope for cosmetic improvement to suit individual tastes.

An entrance porch opens into a long central hallway, from which stairs rise to the first floor. The principal reception room is a generously proportioned lounge with a broad front window and a fireplace. Adjoining this is a separate dining room, where wide patio doors provide an attractive outlook and direct access to the rear garden.

The kitchen is fitted with a range of oak-style units, dark work surfaces and colourful tiled splashbacks. Beyond the kitchen is a useful rear porch leading to a utility room and separate WC, as well as an external door opening onto the garden.

On the first floor are two comfortable double bedrooms, a single third bedroom and a family bathroom. Several of the rear-facing windows enjoy far reaching views across mature trees towards the surrounding countryside.

Outside, the rear garden is a particularly attractive feature. It is enclosed and predominantly laid to lawn, with mature shrubs, established borders and productive fruit trees. A paved terrace immediately behind the house provides space for outdoor seating and dining. At the front, there is off-road parking together with a separate garage which is situated further along Cuby Road.

Offering generous accommodation, a sizeable garden and excellent potential for modernisation, The Coppers represents an appealing opportunity for families, first-time buyers or anyone seeking a village home they can improve over time.

TREGONY

Tregony is a thriving and well-served village, often described as the gateway to the Roseland Peninsula. Everyday amenities include a local shop, post office, public house and churches, while both primary and secondary schools are within approximately a ten-minute walk. A regular bus service provides useful connections, and the village is conveniently positioned for Truro, around seven miles away, with St Austell slightly farther afield. The picturesque harbourside villages of Portloe and Portscatho are approximately four and seven miles distant respectively, while St Mawes lies around 11 miles to the south. Its accessible position makes Tregony an excellent base from which to enjoy the wider Roseland Peninsula and Cornwall's beautiful south coast.

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

ENTRANCE PORCH

A useful entrance with windows and an external door. Large fitted storage cupboard.



HALLWAY

A long central hallway providing access to the principal ground-floor rooms, with a staircase rising to the first floor.

LOUNGE

4.93m x 2.47m (16'2" x 8'1")

A spacious reception room with a broad window overlooking the front garden. The focal point is a fireplace with a timber surround, tiled inset and freestanding stove. The room continues into a comfortable additional sitting area with a door opening onto the side of the house.

DINING ROOM

3.04m x 3.00m (9'11" x 9'10")

A bright separate dining room with wide glazed patio doors opening onto the paved terrace and enjoying an outlook across the rear garden.

KITCHEN

3.77m x 2.94m (12'4" x 9'7")

Fitted with a range of oak-style wall and base cabinets beneath dark work surfaces, complemented by tiled splashbacks. There is a stainless-steel sink beneath a window overlooking the garden, space for a cooker and washing machine, together with room for a small breakfast table or central island.

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REAR PORCH

1.88m x 1.43m (6'2" x 4'8")

Providing access to the garden, utility room and WC.

UTILITY

1.63m x 1.51m (5'4" x 4'11")

A useful additional space with a window, plumbing and space for appliances.

W.C.

Fitted with a WC and wash basin.

FIRST FLOOR

A central landing providing access to all three bedrooms and the family bathroom.

MASTER BEDROOM

4.03m x 2.97m (13'2" x 9'8")

A well proportioned double bedroom with a window enjoying a pleasant outlook.

BEDROOM 2

4.05m x 2.51m (13'3" x 8'2")

A well proportioned double bedroom with fitted storage. The elevated position provides an outlook across mature trees towards the surrounding countryside.

BEDROOM 3

2.98m x 1.89m (9'9" x 6'2")

A single bedroom suitable for use as a child's room, guest room or home office.

BATHROOM

2.89m x 1.69m (9'5" x 5'6")

Fitted with a panelled bath with shower and glazed screen above, WC and pedestal wash basin. There is partial wall tiling, wood-effect flooring, a radiator and obscure windows.

OUTSIDE

The property is approached via a driveway with parking for two cars. To the front is a small garden with established hedging and planted borders, together with a pathway to the entrance.

The enclosed rear garden is a notable feature of the property and offers a good degree of space and privacy. A paved terrace immediately adjoining the house provides an ideal setting for outdoor dining, beyond which lies a lawn surrounded by mature shrubs, established planting and fruit trees. Gated pedestrian access leads around the side of the property.

GARAGE

4.89m x 2.58m (16'0" x 8'5")

Situated a very short distance away from the house is the garage and further parking. A detached single garage with an up-and-over door, window and useful storage space.

SERVICES

Mains water, electric and drainage are connected. Oil central heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

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

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COUNCIL TAX

Band C.

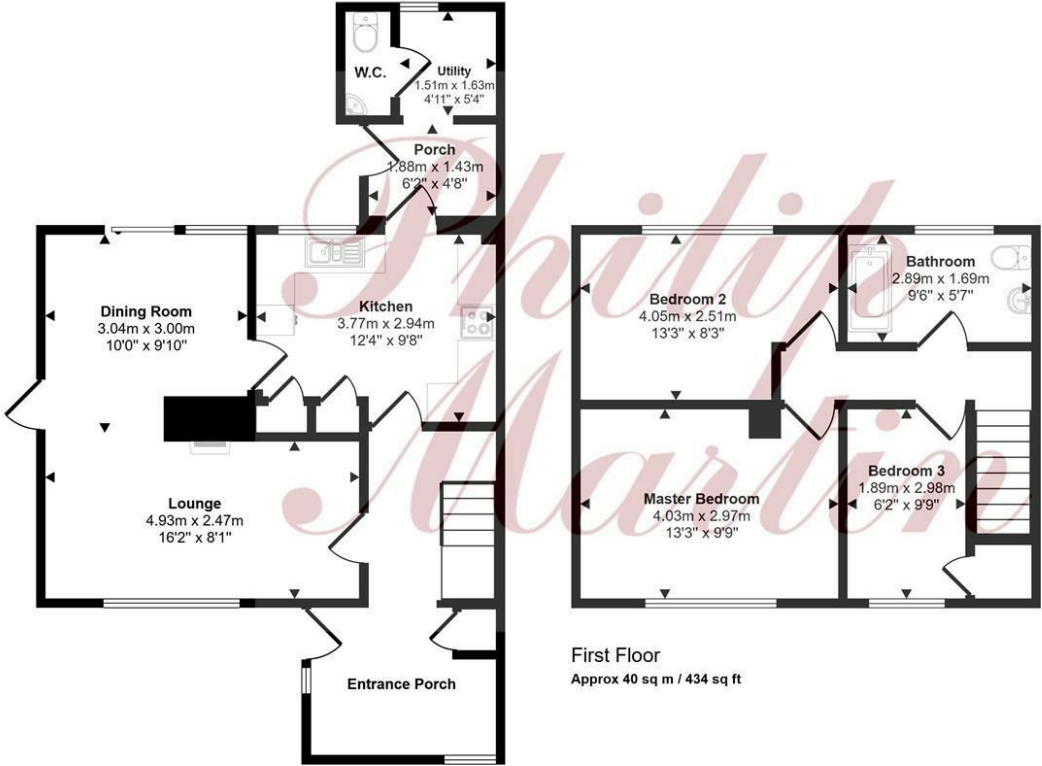
TENURE

Freehold.

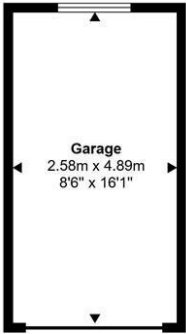
DIRECTIONS

Proceeding through Tregony towards St Austell, turn right opposite the church into Cuby Road. The Coppers is easily identified after a short distance on the right hand side where a Philip Martin sale board has been erected.

Approx Gross Internal Area
108 sq m / 1158 sq ft



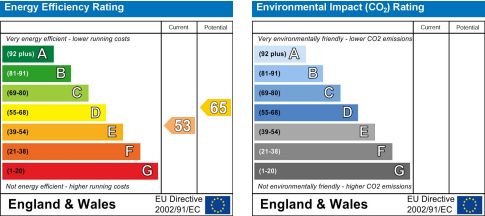
First Floor
Approx 40 sq m / 434 sq ft



Garage
Approx 13 sq m / 135 sq ft

Ground Floor
Approx 55 sq m / 589 sq ft

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.







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