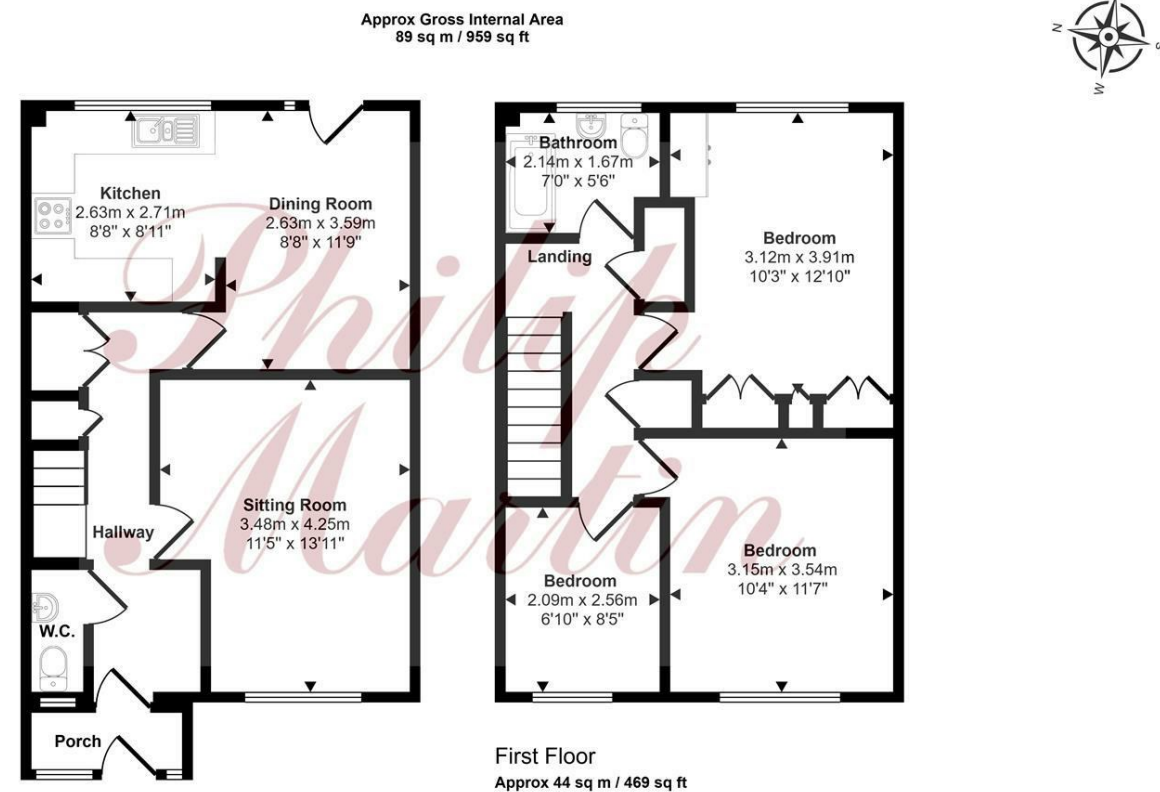


WARNE CLOSE, TREGONY



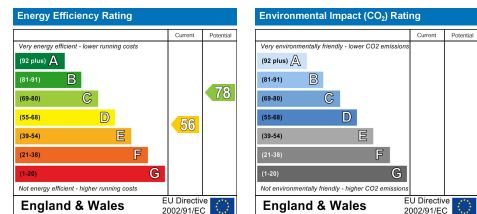
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



KEY FEATURES

- TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- IDEAL FTB OR INVESTMENT
- BATHROOM & W.C.
- OFF ROAD PARKING
- FRONT & REAR GARDENS
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO AMENITIES

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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17 WARNE CLOSE, TREGONY, TRURO, TR2 5SZ
 THREE BEDROOM HOUSE WITH PARKING & GARDENS

This three bedroom house is situated in the heart of the popular village of Tregony; within walking distance of the variety of amenities in the village including both primary and secondary schools. Well presented, the accommodation includes; entrance porch, hallway, w.c., sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. There are front and rear gardens as well as off road parking. Viewing recommended.
 EPC - D. Freehold. Council Tax - B.

GUIDE PRICE £250,000

THE PROPERTY

17 Warne Close is a three bedroom property located in a quiet tucked away area within Tregony Village. The dwelling is within walking distance of the amenities on offer in the village including primary and secondary schools, public house, playing field, village shop and much more as well as providing access to the Roseland Peninsula and the variety of South Coast beaches. In all, the accommodation comprises; entrance porch, hallway, cloakroom, sitting room and kitchen/dining room to the ground floor with three bedrooms and a bathroom to the first floor. There is off road parking and gardens to the front and rear, both set up for low maintenance.

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 are 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 PORCH****ENTRANCE HALLWAY**

With stairs to first floor and doors into;

W.C.

Low level w.c. and hand wash basin.

SITTING ROOM

13'11" x 11'5" (4.25m x 3.48m)
Window to front. Night storage heater.

DINING ROOM

11'9" x 8'7" (3.59m x 2.63m)
Double doors opening out to rear garden. Ample space for dining table. Night storage heater.

KITCHEN

8'10" x 8'7" (2.71m x 2.63m)
Comprising a range of base and eye level units with worktops over and tiled splashbacks. Inset stainless steel sink and drainer with large window overlooking rear garden. Space for fridge and freezer, with plumbing for dishwasher and washing machine.

FIRST FLOOR**LANDING****BEDROOM**

3.91m x 3.12m
Window to rear with fitted wardrobes. Night storage heater.

BEDROOM

11'7" x 10'4" (3.54m x 3.15m)
Window to front. Night storage heater.

**BEDROOM**

8'4" x 6'10" (2.56m x 2.09m)
Window to front. Night storage heater.

BATHROOM

7'0" x 5'5" (2.14m x 1.67m)
Comprising bath with shower over, pedestal hand wash basin and low level w.c. Obscured window to rear.

OUTSIDE

There is off road parking for two vehicles at the rear, with gated access into the back garden which has been terraced and is laid to patio for ease of maintenance. There is also an outbuilding which is ideal for storage. There is a front garden which has been laid to chippings, which again allows for low maintenance.

SERVICES

Mains water, electric and drainage.

N.B

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

COUNCIL TAX

B.

TENURE

Freehold.

DIRECTIONS

From Truro proceed in an easterly direction on the A390 and turn right off the Probus by-pass signposted to Tregony. Proceed up through the village of Tregony and take the right hand turning into Roseland Crescent. Take the second right into Warne Close.

