



4 THE PARK
TREGONY, TRURO,
TR2 5PY

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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4 THE PARK

TREGONY TRURO TR2 5PY

DETACHED MODERN HOUSE IN QUIET VILLAGE LOCATION

Situated in an exclusive cul-de-sac setting within the sought after village of Tregony and enjoying far reaching countryside views from the front.

In the same ownership since built approximately twenty five years ago and sold with no chain.

Four Bedrooms, master with en suite, modern kitchen, large sitting room, dining room, study, cloakroom and bathroom.

Private enclosed rear and side gardens. Driveway parking and detached garage with light and power.

Double Glazing. Oil Central Heating.

Freehold. Council Tax Band E. EPC - D.

Sold with no chain, viewing is essential.

GUIDE PRICE £435,000

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PHILIP MARTIN

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GENERAL COMMENTS

4 The Park is a very attractive detached modern house located in a quiet position within a short walk of the village centre and its excellent facilities and The Roseland secondary and primary schools. The house has been in the same ownership since construction in the early 2000's and rented for many years and is sold with no chain. It is a good size house in a very sought after location, the kitchen has been replaced in recent years. The accommodation includes four bedrooms and bathroom on the first floor, the master bedroom has an en suite shower room. The ground floor includes a large sitting room, kitchen, dining room, study and cloakroom. Outside are private enclosed gardens, parking and a detached single garage. The windows are double glazed and there is oil fired central heating with a modern external boiler. The private enclosed side and rear gardens enjoy a sunny aspect and there are far reaching countryside views from the rear. An internal viewing is recommended.

LOCATION

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):

ENTRANCE HALL

Half glazed entrance door. Stairs to first floor with storage cupboard below. Radiator. Laminate wood effect flooring, telephone point.

CLOAKROOM

Low level w.c, corner wash hand basin with tiled splashback, radiator, mirror.

SITTING ROOM

6.13m x 3.48m (20'1" x 11'5")

A light, well proportioned twin aspect room with windows overlooking the front and rear gardens. Two radiators. Satellite, television and telephone points.



KITCHEN

3.70m x 2.83m (12'1" x 9'3")

A modern kitchen fitted a couple of years ago. Good selection of base and eye level shaker style kitchen units. One and a half bowl stainless steel sink with mixer tap over, space and plumbing for washing machine. Space for fridge. Integral Lamona electric oven and ceramic hob with stainless steel extractor hood over and splashback. Space for fridge/freezer and space and plumbing for washing machine and dishwasher. Half glazed stable door leading to side garden. Window overlooking the rear garden.

DINING ROOM

2.88m x 2.75m (9'5" x 9'0")

French doors opening to the rear garden, radiator.

STUDY

2.79m x 2.24m (9'1" x 7'4")

Window to front, radiator. Television and telephone points.

FIRST FLOOR

Landing. Airing cupboard housing unvented hot water cylinder. Slatted shelves.

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BEDROOM ONE

3.71m x 3.28m (12'2" x 10'9")

Window to front enjoying fabulous views over the surrounding countryside. Radiator. Two built in wardrobes. Loft access. Door to:

EN SUITE

Low level w.c, pedestal wash hand basin with tiled splashback. Panel bath with Mira shower over and shower screen. Radiator. Frosted window to front, extractor fan. Electric shaver point.

BEDROOM TWO

3.53m x 3.23m (11'6" x 10'7")

Window overlooking the front and enjoying the lovely countryside views. Radiator.

BEDROOM THREE

3.52m x 2.72m (11'6" x 8'11")

Window overlooking the rear garden. Radiator.

BATHROOM

Low level w.c, pedestal wash hand basin with tiled splashback. Bath with shower screen and shower attachment from taps over. Electric shaving point. Radiator.

BEDROOM FOUR

2.83m x 1.96m (9'3" x 6'5")

Window to rear. Radiator.

OUTSIDE

At the front is a sloping lawn and a brick paved parking space for one car.

DETACHED GARAGE

5.13m x 2.96m (16'9" x 9'8")

Metal up and over garage door. Light and power is connected.

GARDENS

Steps lead to the front door and a path continues around both sides of the house via lockable wooden gates to the rear and side gardens. At the side is a stable door opening into the kitchen, outside sockets and lights. The side garden is mainly lawn enclosed within a wooden garden fence with retaining gabion



baskets filled with Cornish stone. French doors lead from the rear garden into the dining room. Outside tap. Grant exterior oil fired boiler. Patio for sitting out with attractive Cornish stone retaining walls and steps lead to a rear lawn where there is an oak tree. The path continues along the eastern side of the house with access to the front via another wooden gate. Plastic oil tank for the central heating system. It is an extremely secure, totally enclosed garden that enjoys privacy and sun for the majority of the day.

SERVICES

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

N.B

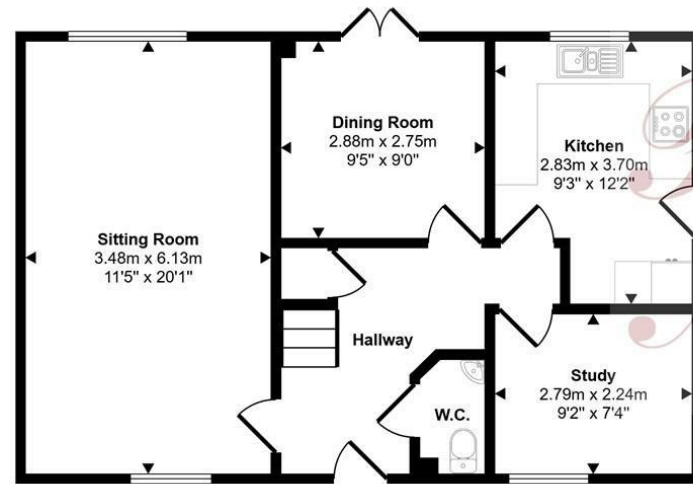
The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

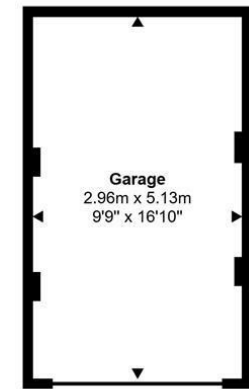
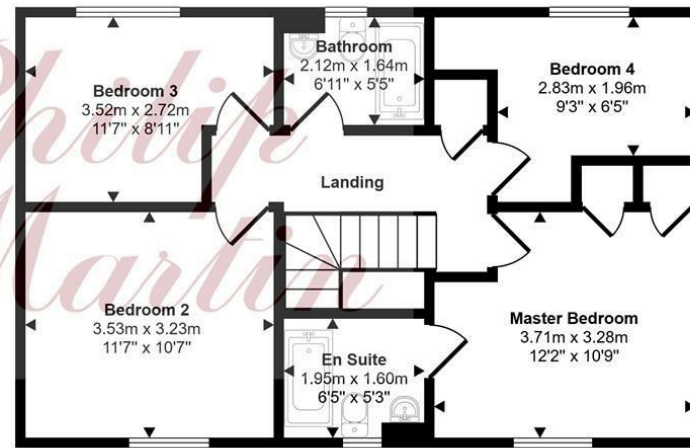
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

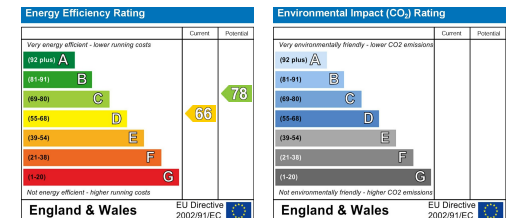
Enter Tregony village from the Truro direction and proceed up the hill and through the village passing the shop and the Kings Arms public house. Take the next left hand turning signposted Back Lane leading to The Park. Continue down the road and turn into The Park. The house is easily located after a short distance on the left where a Philip Martin sale board has been erected.



Approx Gross Internal Area
131 sq m / 1412 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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