



## **BOSLOWEN, ROSELAND CRESCENT, TREGONY, NR TRURO, CORNWALL, TR2 5SA.**

### Accommodation Summary

Entrance Hall, Open Plan Living Dining Room, Kitchen,  
Inner Hall, Three Bedrooms, Bathroom.

Outside: Driveway Parking and Garage, Front and Rear Gardens.

**£425,000**

Freehold

Viewing only by appointment with H Tiddy

## Introduction

Situated in a quiet residential area close to the amenities of the main fore street of the Cornish village of Tregony, this attractively presented detached family sized bungalow has three good size bedrooms. With gardens front and rear, there is driveway parking as well as the added benefit of a garage which has the potential to be incorporated into the bungalow (subject to the necessary consents). The property is ready for immediate occupation with double glazing and oil-fired central heating.

The property is accessed off Roseland Crescent onto a tarmac driveway leading to the garage and the front of the property. The front door leads into an Entrance Hall with cloaks cupboard and with doors to the Living Room, Kitchen and open way to the Inner Hall.

The Living Area is of good size, overlooks the garden and is open plan to the Dining Area. The Kitchen, fitted with a range of wall (some with glazed fronts) and floor units with work surfaces over has a one and a half bowl sink unit, built-in oven and hob with extractor hood over, space and plumbing for washing machine and space for fridge / freezer. There is a door to the outside.

From the Inner Hallway, doors lead to the three good size Bedrooms. There are two doubles (one with built in wardrobes and French doors to the garden) and a single. The Bathroom comprises panelled bath with shower over, wash basin and wc.

## Outside

The gardens are very attractive and have been planted with a wide assortment of flowers and shrubs intertwined with pathways and sitting areas.

The area to the rear of the property is larger, south facing and completely enclosed by mature hedging. There is a wide decked area which links to the bungalow for alfresco dining and plus some steps leading down to a lower lawned garden area also with a wide variety of further shrubs, plants and herbs as well as fruit trees. There is also a shed.

## Location Summary (distances are approximate)

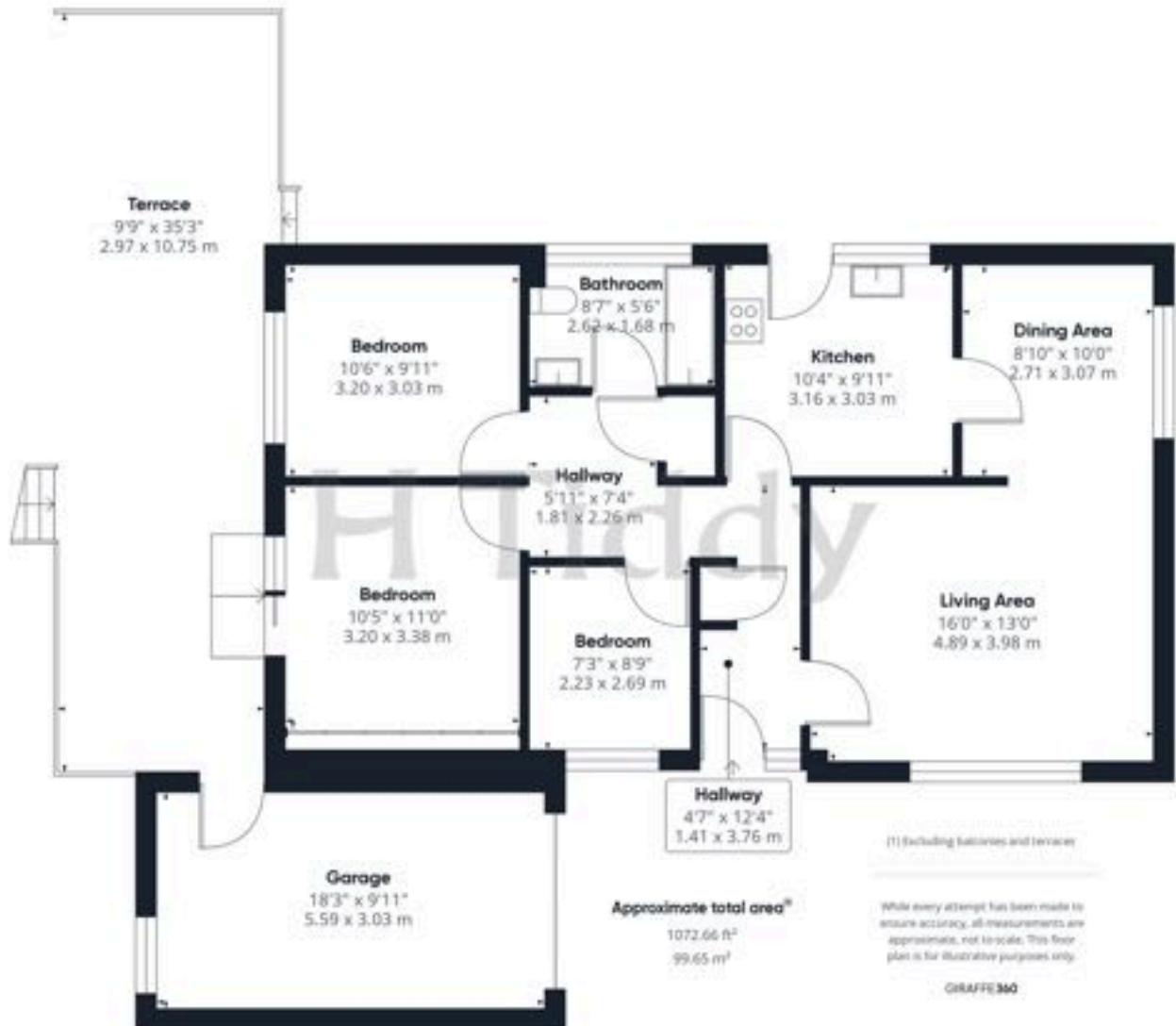
Bus Stop to Truro, St Mawes and St Austell: 350 yards. Doctors Surgery: 175 yards. Londis Shop and Post Office: 300 yards. The Kings Arms Public House: 300 yards. Carne Beach: 6 miles. St Mawes: 10 miles. Cathedral City of Truro: 8 miles. Falmouth: 18.5 miles. Cornwall Airport Newquay: 17.5 miles with regular flights to London. St Austell: 8 miles with direct rail links to London Paddington.

## Location: Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an Area of Outstanding Natural Beauty with a wealth of beaches, fishing villages, lovely countryside and sailing facilities. Tregony was once a thriving port on the River Fal before it silted up. To-day it is flourishing again with many interesting old buildings, Church, excellent junior school, the Ofsted rated "Outstanding" Roseland Academy Senior School, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops along its wide main street, including a mini-market and post office. Despite its rural location, Tregony remains well connected with a regular bus service to Truro, St Austell, Probus, Portscatho, Veyan and St Mawes. The City of Truro, the commercial centre of Cornwall lies some 8 miles away and offers an extensive range of retail facilities together with private schooling and a main line rail connection to London, Paddington.







### Services and Material Information

Mains water, drainage and electricity. Double glazed windows. Oil fired central heating with boiler in Garage.

**FTTC Broadband available:** Openreach predicted max speeds: Superfast 80Mbps; Basic 24 Mbps.

**Ofcom Mobile Area Coverage Rating:** Good.

**Long Term Flood Risks:** Very Low.

**Energy Performance Certificate Rating:** D. **Council Tax Band:** D.

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

**General Data Protection Regulations:** 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 office in St Mawes.