



15 WARNE CLOSE, TREGONY, TR2 5SZ.

Accommodation

Ground Floor: Entrance Lobby, Cloakroom, Inner Hall, Lounge,
Dining Room, Kitchen, Utility Room.

First Floor: Landing, Three Bedrooms, Shower Room.

Outside: Gardens Front and Rear, Storage Shed,
Off Road Parking, Nearby Garage.

£295,000

Freehold

Viewing only by appointment with H Tiddy

Tucked away and located in a quiet area in the bustling village of Tregony is this spacious three-bedroom home in very good order throughout. This is a very rare opportunity, in this market, for an affordable family size home or for those looking to retire to the area. The property has the rarity of off-road parking and also front and rear gardens. There are stunning views over the rural countryside of the Roseland from the front bedrooms.

The front door opens into an Entrance Lobby with a Cloakroom / WC off. A door leads into the Hallway with stairs to the first floor. From the Hall are doors leading to the Lounge, Dining Room and Fitted Kitchen. To the back of the property, off the Kitchen, is a Utility Room.

From the first floor Landing are three Bedrooms, two of which are doubles with the main bedroom having full width built-in wardrobes. There is also a shower room with shower cubicle, vanity unit and wc. The property is in excellent order throughout and maintained to high standards by the current owner.

Outside, to the front is a paved and gravelled garden area. At the rear there is a good size garden which is paved with some steps leading up to a small terrace with a storage shed, and the off-road parking. There is also the huge added benefit of a garage located nearby, incredibly handy for extra storage or potential boat / bike store etc.

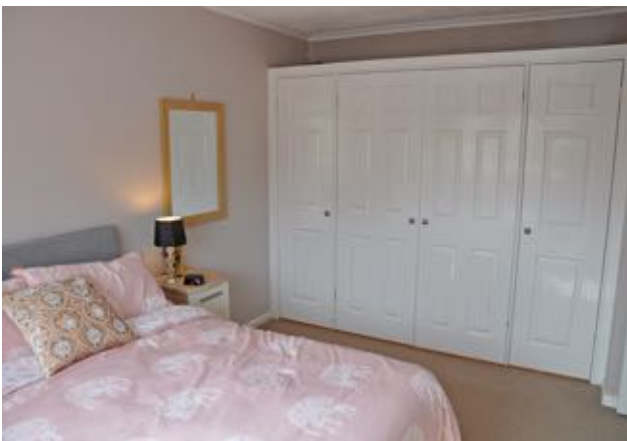
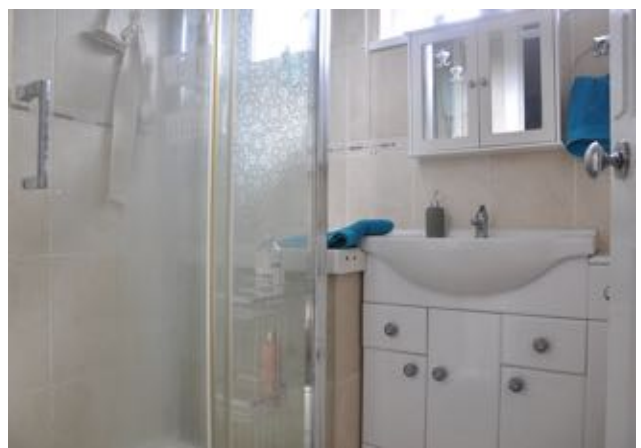
Location Summary – (distances and times are approximate)

Village amenities – 350 yards. St Mawes – 10 miles. Cathedral City of Truro – 8 miles. Falmouth – 18.5 miles. Newquay Airport – 17.5 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 8 miles with London Paddington 4 hours by rail. Plymouth – 47 miles. Exeter - 86 miles.

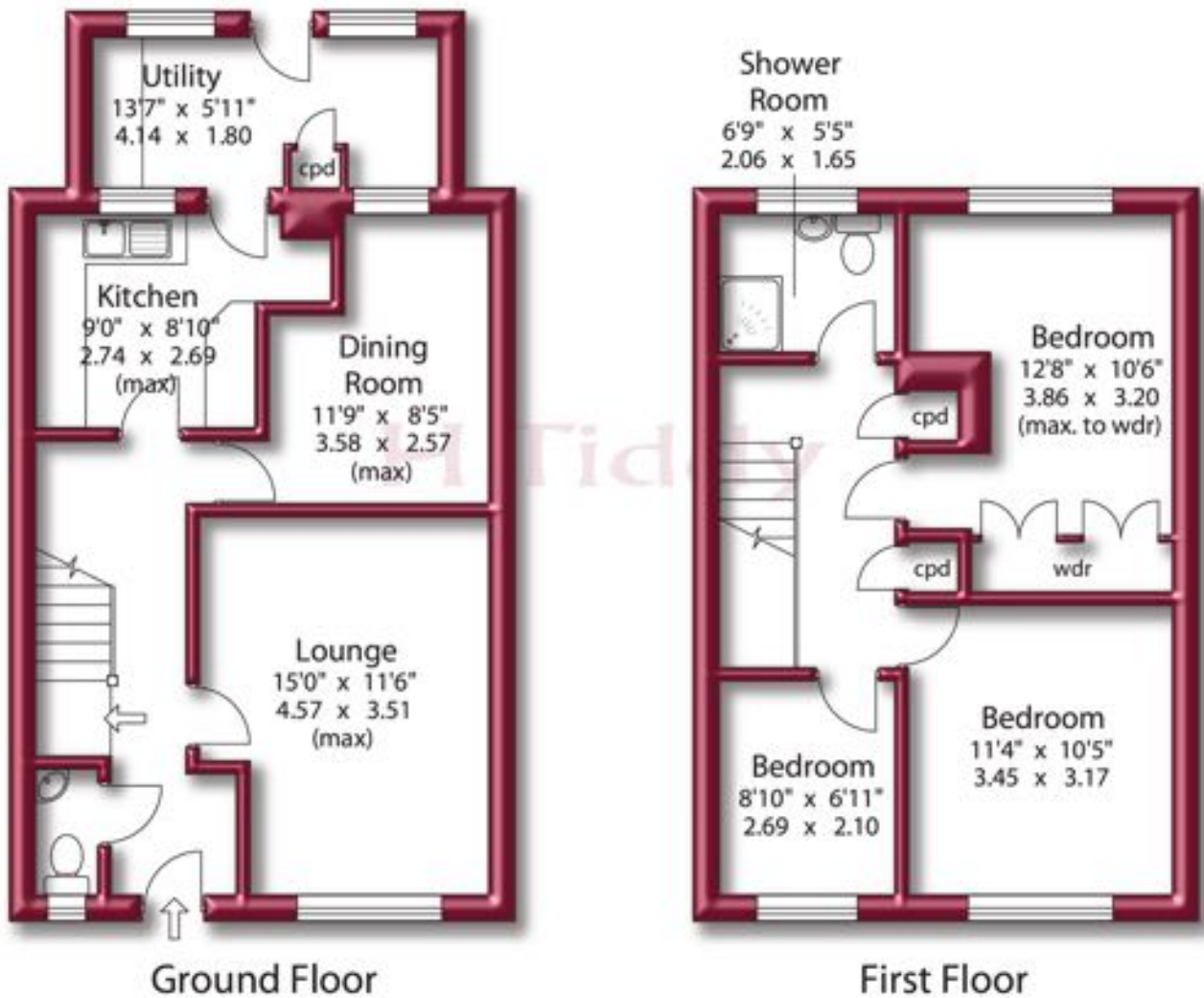
Location – Tregony

Tregony is known as the gateway to the Roseland Peninsula. This is an area of outstanding natural beauty with much National Trust property, and a wealth of beaches, coastal features, 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 senior and junior schools, two doctors' surgeries, dentist, hairdresser, Public House and a range of shops and facilities 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, Probus 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.





Approx Gross Internal Floor Area = 1054 Sq. Feet
= 97.91 Sq. Metres



For illustrative purposes only. Not to scale.

General Information

Services

Mains water, electricity and drainage. Electric storage heating. Telephone and television points. Double glazing. NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating D. Council tax band B.

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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

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.