



Red Homes Estate Agents

Drusilla Cottage, Halvasso, Penryn TR10 9BY

Tel: 01326 341479

Email: info@redhomesfalmouth.co.uk www.redhomes.co.uk



45 Treneglos, Frogpool, Truro. TR4 8RT



SERVICES: Electricity
Oil Tank
Telephone
Water
Mains Drainage

COUNCIL TAX: On Application

REFERENCE: 2670

POSSESSION: Immediate vacant possession on completion.

Red Homes Estate Agents for themselves and for the vendor of this property whose agents they are give notice that:

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- 2) All statements contained in these particulars are made with out responsibility on the part of Red Homes Estate Agents.
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- 5) The vendor doesn't make or give and neither do Red Homes Estate Agents nor does any person in their employment have any authority to make or give any representation or warranty what ever in relation to this property.

Price £200,000 Freehold 3 Bed, Semi-detached Bungalow

Large Lounge
3 Double Bedrooms
Oil Fired Central Heating
Cul-de-Sac and Level Plot
Garage & Drive

Fitted Kitchen Diner
Family Bathroom
Double Glazing
Excellent Presentation
Village Location

LOCATION:

Truro is the only city in Cornwall and the most southerly city in Great Britain. It grew to be an important centre of trade, thanks firstly to its port, but later because of its role as a stannary town for the mining industry. Today, Truro is the centre for administration, leisure and retail in Cornwall and has a population of 20,920.

The city is well-known for its cathedral (completed in 1910), as well as its cobbled streets, open spaces and many examples of Georgian architecture. It is also the location of the Royal Cornwall Museum, the Hall for Cornwall, Cornwall's Courts of Justice, Cornwall County Council and has excellent private and state, secondary schools.



In and around Truro

Frogpool is a pleasant and sought after rural village some six miles south west of Truro and five miles north of Penryn. There is a regular rural bus service and the property is a short walk away from Cuscarne Primary School.

DIRECTIONS:

From just South of Truro where the A39 heads South and the A390 heads West follow the A39 towards Falmouth for 3.6 miles. At the new Carnon Gate roundabout take the third exit and follow the road for 0.4 miles. Turn left at Old Carnon Hill and continue for 0.4 miles, now take a right and after 220' turn left. Follow the road for 1.1 miles then turn left. After 0.5 miles turn right, Treneglos is the first turning on the right and No. 45 is near the end on the right.

GENERAL:

45 Treneglos is a very well presented semi-detached bungalow located on a quiet cul-de-sac benefiting from double glazing, central heating, three double Bedrooms, Lounge, fitted Kitchen Diner, and Bathroom. The property has a South facing rear garden and a front driveway with garage and additional parking.

APPROACH:

Situated near the end of a quiet cul-de-sac in the middle of Frogpool, Treneglos is a short walk to the Cornish Arms and the Methodist Church. The plot is level, has a block work drive to the Garage on the left, off road parking to the right and access to the rear Garden down the left hand side of the garage.

Open the UPVC double glazed door to the Porch.

**PORCH:**

The Porch has a tiled floor, double glazed window to the front elevation and provides useful hanging space.

Take the glazed door into the Hallway.

**HALLWAY:**

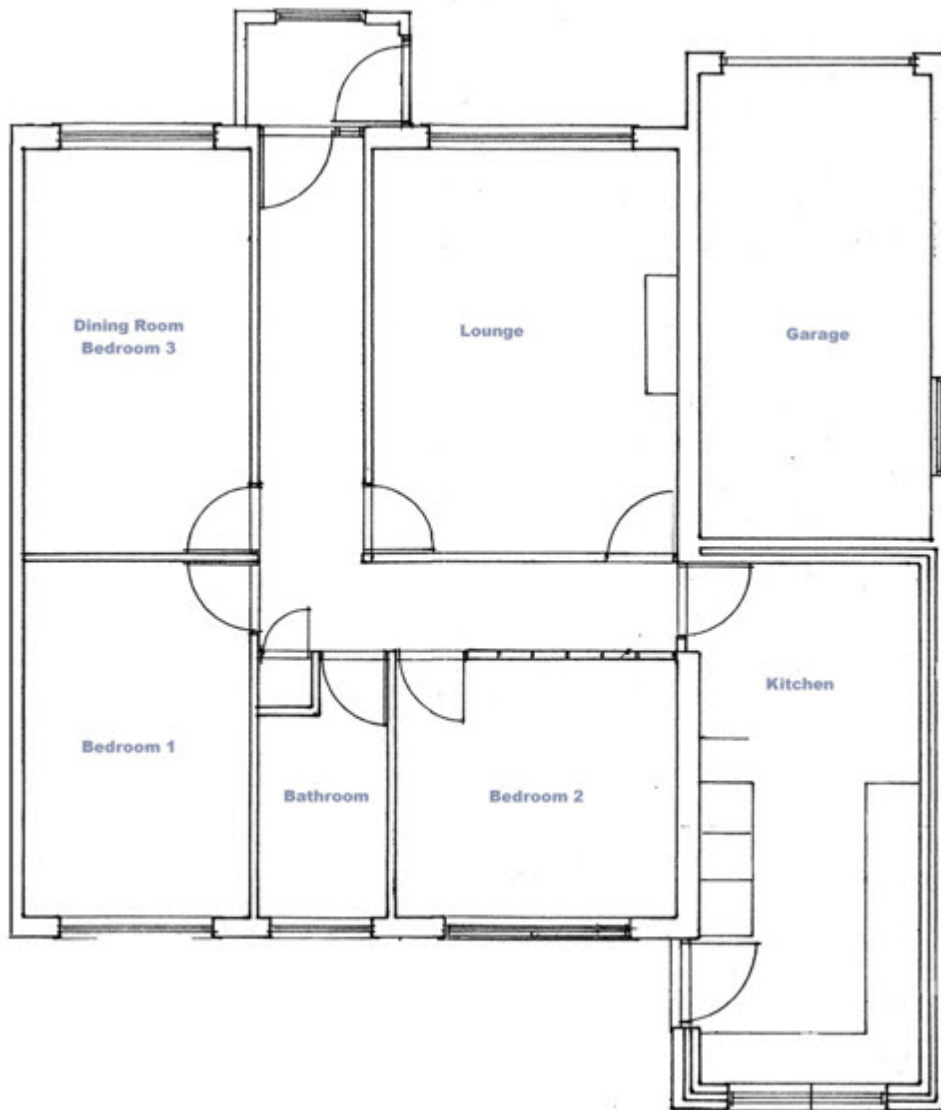
Decorated with coving, laminate flooring and skirting boards the "L" shaped hall has a radiator, full height storage cupboard and gives access to the Lounge, Kitchen, Bathroom, three bedrooms and to the loft by ceiling hatch.

Turn right into Bedroom 3.

DINING ROOM/BEDROOM 3: 4.68m by 2.62m 15'4" x 8'7"

Lit by a double glazed window in the front elevation, Bedroom 3 is currently used as a Dining Room with ample space to seat six. The flooring is laminate, the room has a radiator and TV point; the finish includes skirting boards and coving.





Cross the Hallway to the Lounge.

LOUNGE: 4.65m by 3.51m 15'3" x 11'6"

Entered through a glazed door from the hall the lounge is lit by a double glazed window in the front elevation with radiator below. There is a real fire, skirting boards, coving, laminate floor, TV, Satellite and telephone connections. Return to the Hallway by the glazed door adjacent to the fire place



KITCHEN/DINER: 6.02m by 2.50m 19'9" x 8'2"

The brand new kitchen has a comprehensive range of wall, base and drawer units with gloss granite effect work tops (with matching splash backs), which house a one and a half bowl stainless steel drainer sink, with mixer tap and double glazed window over. There are spaces and services for an "American" fridge freezer, washing machine and drier. The Oven, hob, hood and dishwasher are built in. The floor is lami-





KITCHEN Ctd.

nate, the lighting distributed and a double glazed door opens to the back Garden.

Return through the Kitchen past the dining area, which comfortably seats four, into the Hallway and enter Bedroom 2 on the left.

BEDROOM 2: 3.18m by 3.09m 10'5" x 10'2"

Light is admitted by a double glazed window in the rear elevation, overlooking the Garden. The room has a radiator and is finished with skirting boards and coving.

FAMILY BATHROOM:

The white suite comprises; pedestal wash hand basin, low level WC with close coupled cistern and panelled bath with electric 'Mira Sport' shower over. Lit by an obscure double glazed window in the rear elevation and heated by a radiator, the wet areas are tiled, as is the floor and the room is finished with skirting boards and coving.



BEDROOM 1: 4.12m by 2.63m 13'6" x 8'8"

Bedroom 1 also overlooks the garden through the double glazed window in the rear elevation. The room is warmed by a radiator and finished with a laminate floor, skirting boards and coving.

OUTSIDE:

GARAGE: 5.35m by 2.70m

17'7" x 8'10" (dimensions from plans).

Entered by an up and over door the Garage is currently used for storage and has light and power.

FRONT GARDEN:

Bounded by a tall hedge the Front Garden provides parking for two cars.

REAR GARDEN:

Accessed from the Kitchen or from the path beside the Garage the rear Garden is bounded by walls, has a pathway adjacent to the house, an outside tap and is ready to plant.