



**12 Treneglos**



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Frogpool  
Cornwall  
TR4 8RT

2 Bedrooms  
1 Reception Room  
1 Bathroom  
66 Sq. Metres

**Guide Price £300,000**





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# The Property

**A refurbished bungalow in a quiet rural hamlet which is ideally located for Falmouth, Truro and both the north and south coasts.**

## IN THE OWNER'S WORDS

"As soon as I walked into this house I immediately had a good feeling about it, over the years it has seen some changes but has remained a warm welcome home after a long day.

The community is lovely and the walks around here are beautiful with some great little spots to stop and enjoy a coffee. Leaving will be sad but I hope someone will love it just as much as I have"

## PROPERTY

A delightful two bedroom semi detached bungalow in a quiet residential area of a well regarded rural hamlet which is well located for access to Truro, Falmouth and both North and South coasts.

Having been comprehensively refurbished and redecorated by the current owner, this property is in move-in condition and would be available quickly.

To the front of the house is a driveway leading to a single garage. There is a small front garden which is hedged for privacy and there is a footpath to the door. The approach is suitably level to allow step free access to be created if required.

Entering the home, an inner porch provides space for shoes and coats. The property has UPVC double glazed windows and doors throughout.

To one side of the house is a good sized living room with a large picture window to the front. A stone fireplace surround with a tiled hearth is an attractive focal point. Opposite the living room is the master bedroom again with a south facing window to the front. A second double bedroom is to the rear of the house. Both rooms are of a generous size to allow beds and ward-robres etc.

There is a recently refurbished shower room with a toilet and basin vanity unit with a white tiled back splash. Matching tiles will also be found in the shower.

Last, but not least is the kitchen. Dual aspect windows allow plenty of light and there are nice distant rural views from the sink. There are a range of base and wall mounted white gloss cabinets with a wood effect worktop. There is a built in dishwasher and a freestanding double electric oven and an under counter fridge. The kitchen is large enough for a table and chairs and there is plenty of storage and worktop space.

To the rear of the house is a patio and enclosed lawned garden.

The current owners have replaced the kitchen and bathroom, replaced external windows and doors, re-carpeted and re-decorated throughout creating a comfortable home which is ready for immediate occupancy.























# Surrounding Area

Located in a small hamlet within the parish of Gwennap, Frogpool sits centrally within the county with easy access to both the north and south coast.

The hamlet boasts a good pub, the Cornish Arms which is within easy reach. Nearby Perranwell Station offers a junior school, shop, pub and branch line train station with regular services to Truro and Falmouth.

The neighbouring hamlet of Bissoe is the home of a cycle hire company, which gives access to the Coast to Coast 11 mile Trail and links the interior of west Cornwall to the harbour of Portreath on the north coast and the former port of Devoran in the south.

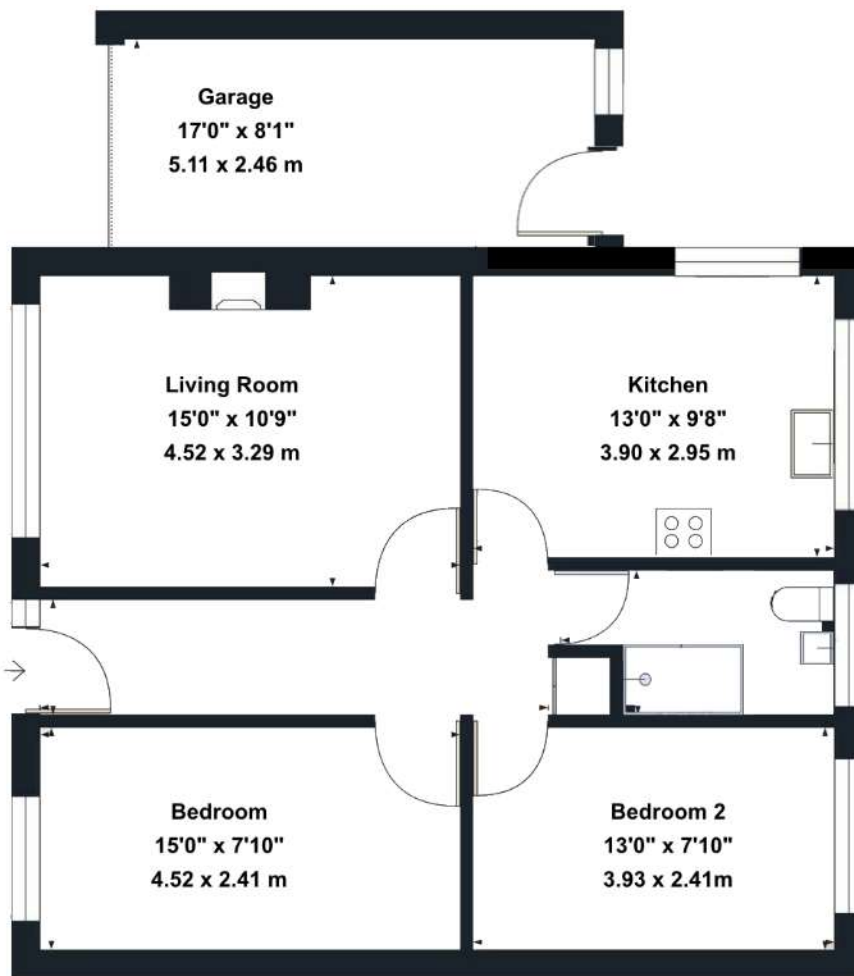
Truro is the administrative and cultural centre of Cornwall and offers a choice of primary and secondary schools, daily facilities including banks, building societies, shops, public houses and mainline railway station.

Falmouth (pictured) has the deepest natural harbour in Western Europe and is a major maritime and tourist centre. The Fal estuary and Carrick Roads are within easy reach and provide superb sailing waters.









Approximate area = 66 Sq.m (710 sq.ft)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and should not be relied upon. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

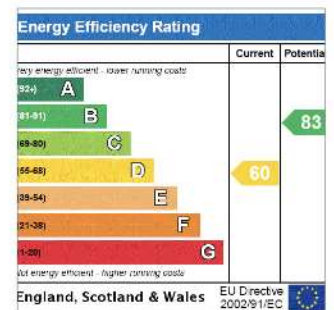
### Additional Information

Services: Mains Water & Drainage. Oil Central Heating

Council Tax: Band B

Tenure: Freehold

Local Authority: Cornwall Council



#### IMPORTANT NOTICE:

Humberts and their clients give notice that: Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Phone :+44 1872 278288

Email : [truro@humberts.com](mailto:truro@humberts.com)

[www.humberts.com](http://www.humberts.com)

67 Lemon Street

Truro

TR1 2NS

