

# Tregain

Trewithen Moor | Stithians | Truro | TR3 7DU

Guide Price £385,000



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- No Onward Chain
- Beautiful Gardens
- Double Glazing
- Two Reception Rooms
- Studio and Sheds

- Quiet Rural Setting
- Countryside Views
- Two Double Bedrooms
- Conservatory
- Fitted Kitchen

Offered onto the market with no onward chain, Two double bedroomed mid terraced cottage boasting many character features, beautifully stocked gardens set within this idyllic rural setting.



















## Description

Situated within this tranquil rural setting boasting countryside views and beautifully stocked landscaped gardens, this character two double bedroom mid terrace cottage has an abundance of character feature which include beam ceilings, ornamental cast iron range, feature fire place housing multifuel burner and stain glass window. The property boast double glazing, the internal accommodation briefly comprises: Entrance porch, dining room with ornamental cast iron range, beamed ceiling and access through to the fitted kitchen with a range of base units, worktop incorporating sink unit, space electric cooker with hood above, recessed shelving and door to rear courtyard. The living room has feature fire place housing multifuel burner, further study area and doors leading into the conservatory. To the first floor are two double bedrooms both with countryside views, shower room with chrome heated towel rail and cupboard housing hot water tank. Externally the property has parking and steps leading down into the beautifully stocked gardens with two timber sheds and a most useful studio with water connected. The garden has an abundance of plants, shrubs and trees and has wonderful rural views.

## Location

Trewithen Moor is a beautiful rural setting which is located 1.5 Miles from the village of Stithians Village which offers a range of facilities which include a primary school, doctors surgery, public house, village stores and a post office. Stithians lake offers a range of water sports activities. The property is conveniently situated for Truro, Falmouth and Redruth.

## **Entrance Porch**

3'3" x 8'2" (1.00 x 2.50)

## Dining Room

12'2" x 14'0" (3.71 x 4.28)

#### Kitchen

6'1" x 16'6" (1.87 x 5.04)

## Living Room

12'0" x 14'1" (3.67 x 4.31)

## Hallway

8'2" x 9'10" (2.50 x 3.02)

## Sunroom

9'2" x 7'10" (2.80 x 2.39)











## First Floor Landing

#### Bedroom

12'4" x 14'8" (3.77 x 4.48)

## Bedroom

7'10" x 12'3" (2.40 x 3.74)

#### Shower Room

6'2" x 8'9" (1.88 x 2.69)

#### Studio

17'4" x 11'2" (5.30 x 3.42)

## **Agents Information**

Tenure - Freehold

Broadband: Standard or Superfast - 20mbps download speeds (Source OFCOM: https://checker.ofcom.org.uk/en-qb/broadband-

coverage#pc=tr48pe&uprn=10001213227

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2 &

Vodafone (LINK: https://checker.ofcom.org.uk/en-gb/mobile-

coverage#pc=TR48PE&uprn=10001213227)

 $Council\ Tax-Band\ B-(Source: https://www.tax.service.gov.uk/check-council-results) and B-(Source: https://www.t$ 

tax-band/property/12717182000)

Mains Electric

Consumer Protection from Unfair Trading Regulations 2008.

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Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

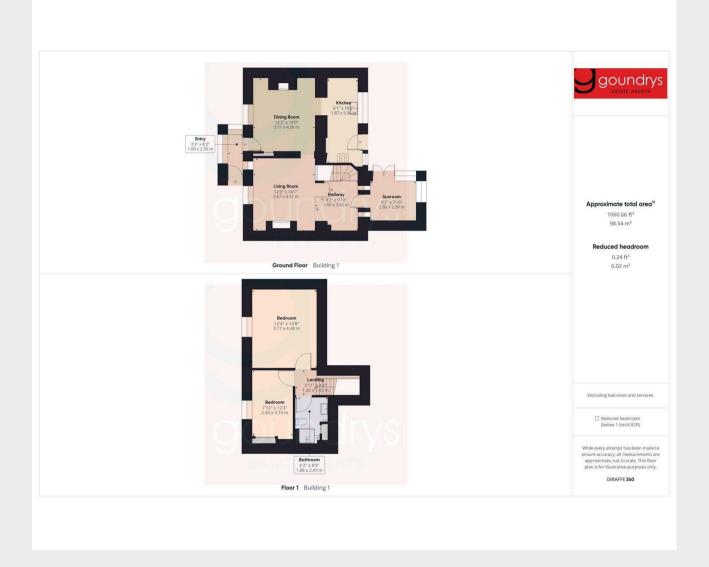
PROOF OF FINANCE - Purchasers

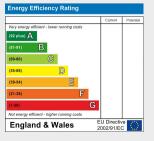
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.











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