

# 1 Trevarnon Close Connor Downs, TR27 5EN











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Nestled in the charming village of Connor Downs, Trevarnon Close presents a delightful opportunity to acquire a splendid three-bedroom, two-bathroom home. Spanning an impressive 1,206 square feet, this property, built in 1989, offers a perfect blend of comfort and convenience.

The residence boasts a living room, kitchen dining room and conservatory ideal for both relaxation and entertaining. The well-appointed bedrooms provide ample space for family living, while the two bathrooms ensure that morning routines run smoothly. The enclosed garden offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings with friends and family.

Parking is a breeze with the added benefit of a garage, providing secure storage for vehicles or outdoor equipment. The property enjoys excellent access to the A30, making it an ideal base for those commuting or exploring the stunning Cornish coastline.

Connor Downs is a vibrant community, offering a range of local amenities including a highly regarded primary school, a convenient Spar shop, and a welcoming pub, all within easy reach. Additionally, the beautiful Gwithian beach is just a short distance away, perfect for those who enjoy coastal walks or water activities.

This home is not just a property; it is a lifestyle choice in a sought-after location. Whether you are a first-time buyer, a growing family, or looking for a peaceful retreat, this residence in Connor Downs is sure to impress. Do not miss the chance to make this wonderful house your new home.



The Mather Partnership, 25, Meneage Street, Helston. 1 The Old Gas Works, Hayle,  
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**Price**

Guide Price £315,000 - Freehold

**Location**

Connor Downs is a small village located 2 miles away from the market town and harbourside town of Hayle. The village offers a an excellent primary school, local spar shop and garage and an excellent pub famed for its Sunday lunches. The famed 3 mile golden sandy beach of Gwithen is only a short drive away from where you are able to take in the breathtaking views of the rugged North Coast coastline from Godrevy Lighthouse out into St Ives Bay and across to Porthkidney sands, Carbis Bay and into St Ives. The famed Bassett Cove is also nearby where you are able to watch the local seal colony. The A30 is easily accessible giving access to all the major market towns that Cornwall has to offer along with the Cathedral city of Truro.

**Accommodation**

Entrance

Living Room - 13'01 x 10'02

Kitchen Breakfast Room - 16'02 x 8'06(max)

Conservatory - 11'07 x 7'02

Bedroom - 16'04 x 8'00

Ensuite - 7'08 x 3'06

Family Room - 7'01 x 5'06

Bedroom - 10'10 x 8'09

Bedroom - 13'01 x 9'10

Utility Room - 8'00 x 5'08

**Garage**

16'10 x 8'10

With double opening doors. Power and light connected. Plumbing for a washing machine.

**Parking**

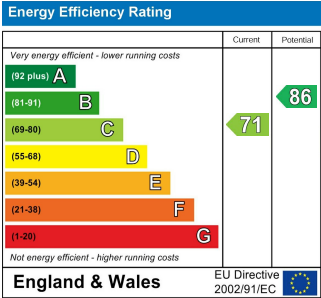
Brick paved driveway parking for up to 2 cars

**Outside**

To the front and side of the property is a lawn garden that is enclosed by picket fencing and a mature Griselinia hedge. From the side garden is a gated access leading to the rear rear garden. The garden is laid to astro turf for ease of maintenance. The garden is fully enclosed by fencing and creates the ideal area for Alfresco dining for for pets to play.









**Services**

All mains services

**Council Tax Band - C****What3Words**

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**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

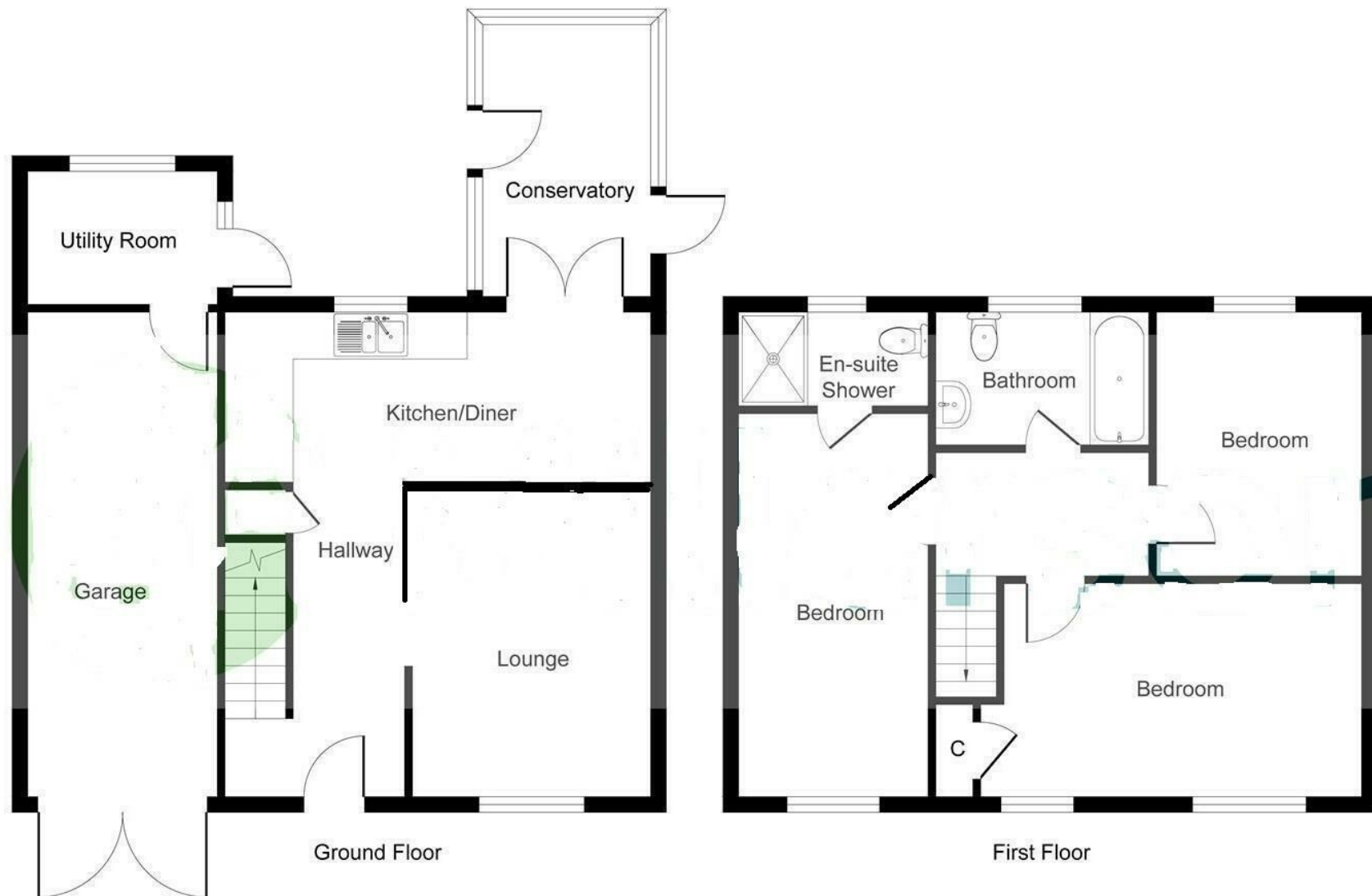
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>







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