

3 Trevaskis Meadow Connor Downs, TR27 5FL







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Nestled in the charming village of Connor Downs, this delightful detached house presents an exceptional opportunity for family living. With four spacious bedrooms and two well-appointed bathrooms, this property is designed to accommodate the needs of modern families comfortably.

The heart of the home is a large kitchen dining room, perfect for family meals and entertaining guests. The living room, located at the rear of the property, features patio doors that open onto a beautifully enclosed private garden, providing a serene outdoor space for relaxation and play. The property benefits from a gas central heating system, ensuring warmth and comfort throughout the year.

Connor Downs is a vibrant community, offering an excellent primary school and a well-renowned pub, making it an ideal location for families. Additionally, the village boasts a garage and a Spar shop for your everyday needs.

For those who enjoy the outdoors, the stunning beaches at Gwithian and Godrevy are just a short distance away, offering three miles of golden sandy shores perfect for leisurely strolls, sunbathing, or water sports.

This property is not just a house; it is a home in a welcoming village, surrounded by natural beauty and community spirit. Whether you are looking to settle down or invest, this residence is a splendid choice.



The Mather Partnership, Offices in Helston & Hayle

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Guide Price - £450,000

Location

Connor Downs is a village in West Cornwall, situated in the civil parish of Gwinear-Gwithian. Located east of Hayle and south-southeast of Gwithian churchtown, it offers picturesque surroundings and a friendly community. The village features amenities such as a primary school, a pub, and Connor Downs Surgery. From the village, there is excellent access into the market towns of Hayle and Camborne along with easy access onto the A30 which leads into the harbourside towns and villages of Cornwall and the Cathedral City of Truro which is only approximately 20 mins away. The beaches at Godrevy and Gwithian are also very close and offer 3 miles of golden sandy beaches and access onto The South West Footpath.

Accommodation

Entrance
Reception Hallway
Kitchen Dining Room
Separate Cloakroom
Living Room

4 Bedrooms
2 Bathrooms
Driveway Parking
Garage
Open Fore Garden
Enclosed Rear Garden

Garage

19'08 10'6

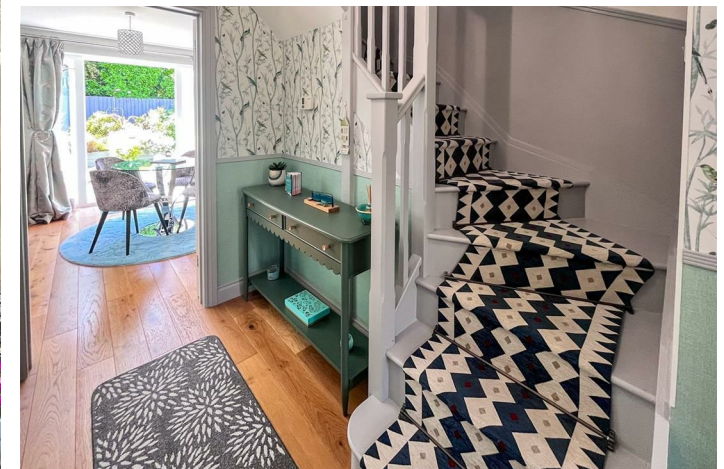
With electric roller door. Courtesy door to the rear opening into the rear garden.

Parking

Driveway Parking for 1 to 2 cars depending on the size of the vehicles

Outside

To the front of the property is an open fore garden which could create further parking or be used for a number of potted plants with the driveway parking to the side and path leading to the front door. To either side is gated access leading around to the rear. The rear garden is accessed from the living room and offers an





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

enclosed garden which offer a paved area for seating and a lawn garden beyond. The garden is bordered by a number of mature shrubs and plants and should prove suitable for both children and pets. There is access into the garage from the rear garden

Services

Mains gas, electric, water and private drainage at a cost of approx. £50 a year

Council Tax Band-D

What3Words

///reactions.smiling.magically

Anti Money Laundering Regulations – Purchasers

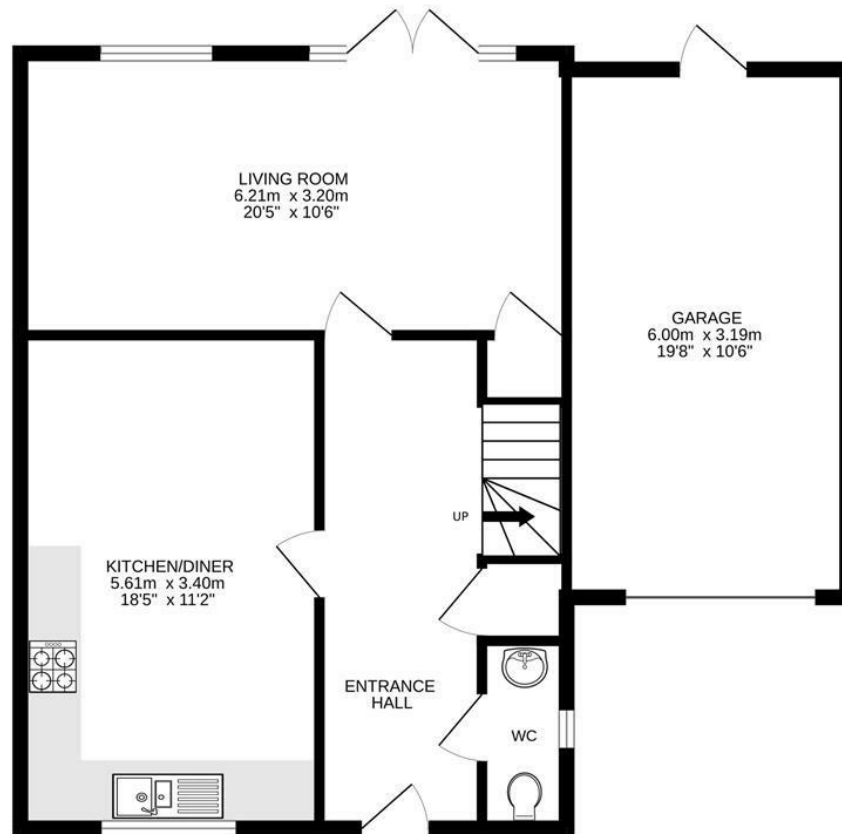
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

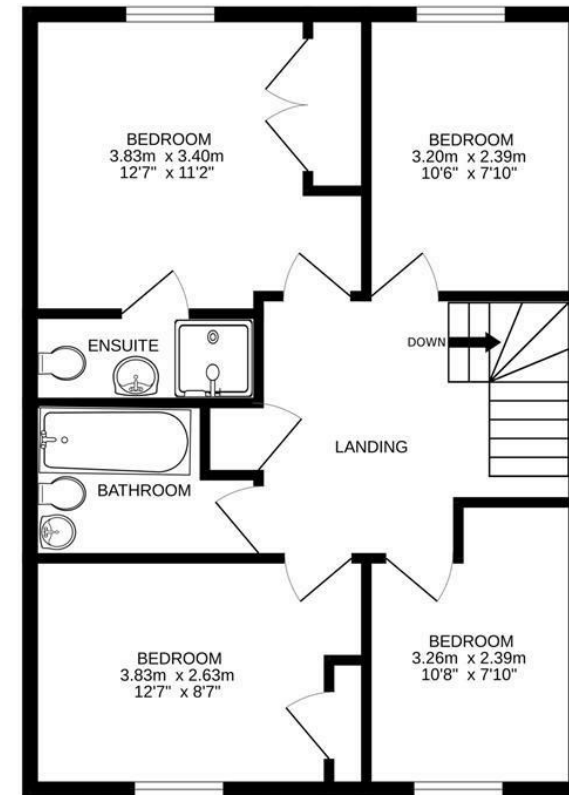
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



GROUND FLOOR



1ST FLOOR



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 no responsibility is taken for any error, omission or mis-statement. 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.
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