

7 Trevaskis Meadow

Connor Downs, TR27 5FL







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This spacious four bedroom home offers versatile living accommodation across two floors, with the ground floor comprising a welcoming lounge, modern kitchen/diner ideal for family meals and entertaining, a separate study, a convenient downstairs WC, and ample storage throughout. Upstairs, there are four well proportioned bedrooms, including a principal bedroom with en-suite shower room, while most of the bedrooms benefit from built in wardrobes. To the rear, the property features a low maintenance paved garden with access to the single garage. The garden is a blank canvas ready for you to add your personal touch, whether that's outdoor dining, landscaping, or creating a lawned area.



The Mather Partnership, Offices in Helston & Hayle
Tel: 01326 565016 or 01736 804556 | hello@thematherpartnership.co.uk
| www.thematherpartnership.co.uk

Guide Price £400,000**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 Hall
Cloakroom
Store Cupboard
Lounge
Study

Kitchen/Diner**Upstairs to**

Large landing with store cupboard
Bedroom with built in wardrobe and En suite shower
Bedroom with built in wardrobe
Bedroom with built in wardrobe
Bedroom
Family Bathroom

Garage

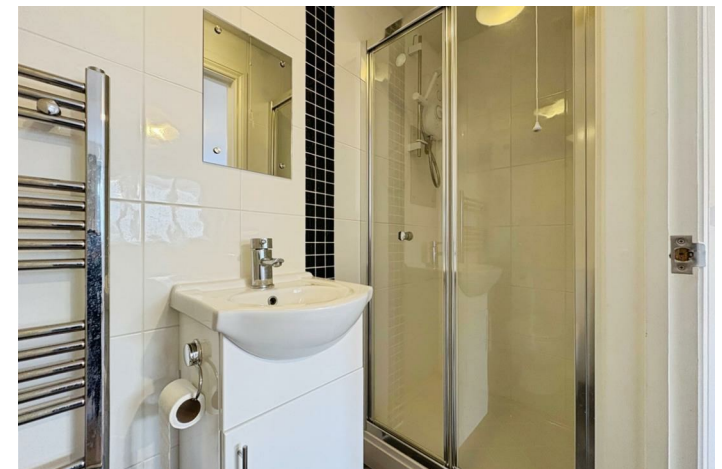
There is a single garage attached to the property.

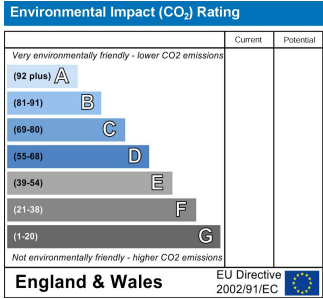
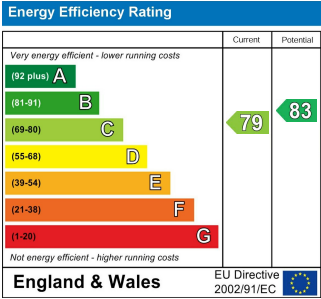
Parking

There is parking to the front of the property.

Outside

To the rear of the property, there is a low-maintenance garden currently laid to patio, but it could easily be converted back into a traditional garden with lawned areas.





Services

Mains Gas, water and Electricity. Shared Private drainage with a annual charge of £50.

Service Charges

Our client has informed us that any up keep of the road is split between residence.

Council Tax Band- D**What3Words**

///redouble.spend.afford

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

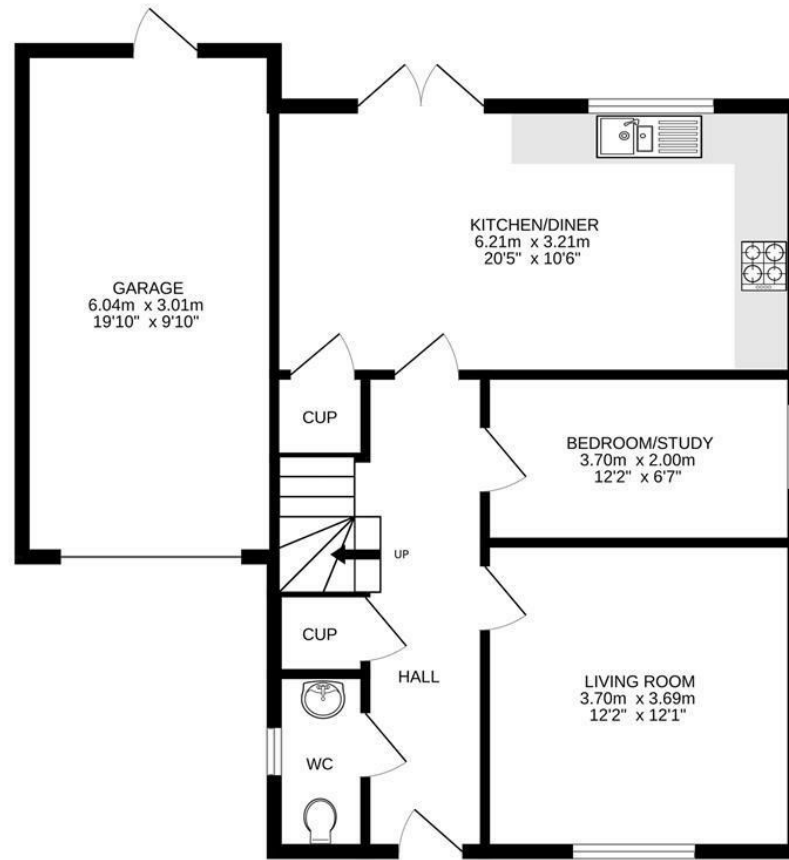
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

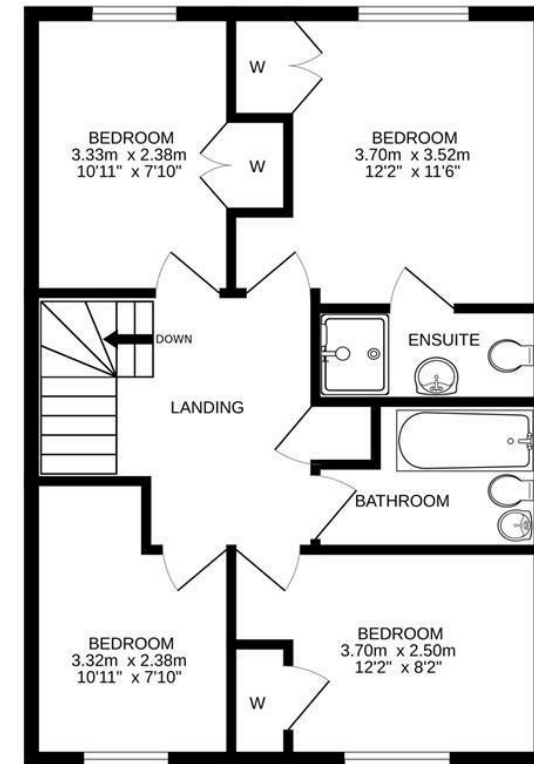
To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



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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