



Rosemundy | Rosemundy | St. Agnes | TR5 0UD
Guide Price £280,000



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- One Bedroom
- Character Property
- Sought After Location
- Ideal First Time Purchase

This characterful cottage is found in the sought after location of Rosemundy, St Agnes. Offering one bedroom accommodation, this ideal first-time purchase, also boasts a garden to the front and a 'courtyard' style garden to the rear.

If accessed from the front, the cosy living space will welcome you to the property. This room provides an attractive log burning stove and in turn, leads to the kitchen. The kitchen allows space for an under-counter appliance as well as a space for a free-standing oven / hob. There are a range of base units and some wall shelving with space for the fridge freezer under the stairs.

On the first floor the accommodation is complete with a double bedroom, storage cupboard and the shower room. The latter comprises of a shower cubicle, towel rail, hand wash basin and wc.

Accessed via a shared pathway to the front, the garden is predominantly laid to lawn with raised beds and a gravelled area – perfect for garden furniture. The rear garden provides a log store and useful garden store(s). The rear garden is accessible through the kitchen or by using the right of access across neighbouring properties.



"Full of character and conveniently positioned, we feel this charming cottage would make an excellent first time purchase"



ACCOMMODATION

LIVING ROOM

13'2" x 10'5" (4.03 x 3.19)

KITCHEN

8'4" x 10'2" (2.56 x 3.11)

Approximate. Obscure Shape

FIRST FLOOR

BEDROOM

12'0" x 10'4" (3.67 x 3.15)

BATHROOM

5'10" x 7'6" (1.80 x 2.31)

INFORMATION

Tenure - Freehold

Broadband : Standard or Superfast - 17mbps to 80mbps download speeds (Source : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR50UD&uprn=100040038947>)

Council Tax - Band A - (<https://www.tax.service.gov.uk/check-council-tax-band/property/109984185>)

To access the rear garden other than through the kitchen, a way exists over neighbouring garden(s).

Water is on an electric instant hot water heater.

WE STRONGLY advise all parties to confirm and check title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase. All buyers MUST also verify the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information - which is subject to change.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has 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.

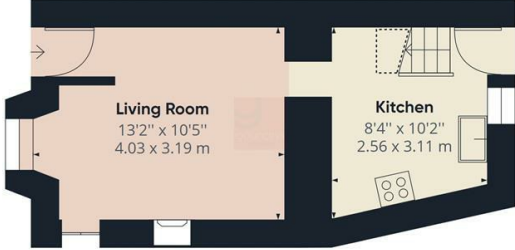
PROOF OF FINANCE - Purchasers

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.










Ground Floor



Floor 1

Approximate total area⁽¹⁾
422.52 ft²
39.25 m²

Reduced headroom
8.35 ft²
0.78 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
53	90		

Energy Efficiency Rating

Very energy efficient - lower running costs

A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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