



Trevaunance Road | St. Agnes | St. Agnes | TR5 0SG | Guide Price £800,000



goundrys
ESTATE AGENTS

Trevaunance Road | St. Agnes
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- Stunning Open Plan Living
- Off Road Parking
- Sought-After Location
- Four Bedrooms

Positioned on the desirable Trevaunance Road, with a contemporary design, this highly individual property boasts a stunning – open plan, vaulted living space – which over the two floors, offers a wealth of versatility.

With air source heating, this efficient property also offers off road parking and a garden to the rear which enjoys a southerly aspect. The rear garden is predominately laid to lawn, while immediately off the dining area is a paved area.

With a unique layout, this property offers two bedrooms and a bathroom to the ground floor, along with a well-equipped kitchen and generous living / dining space. The beautiful double height living room also has an attractive log burning stove.

On the first floor you will find further living space, two more bedrooms and a shower room.

Presented to a very high level of quality throughout, and in a convenient location for the village amenities, we recommend viewing at your earliest convenience to avoid disappointment





ACCOMMODATION

ENTRANCE

4'6" x 5'9" (1.39 x 1.76)

KITCHEN

13'8" x 10'9" (4.18 x 3.30)

LIVING ROOM

20'4" x 17'0" (6.21 x 5.20)

BATHROOM

9'11" x 6'5" (3.03 x 1.97)

BEDROOM

9'3" x 10'5" (2.84 x 3.19)

BEDROOM

13'6" x 6'1" (4.12 x 1.87)

FIRST FLOOR

LIVING ROOM

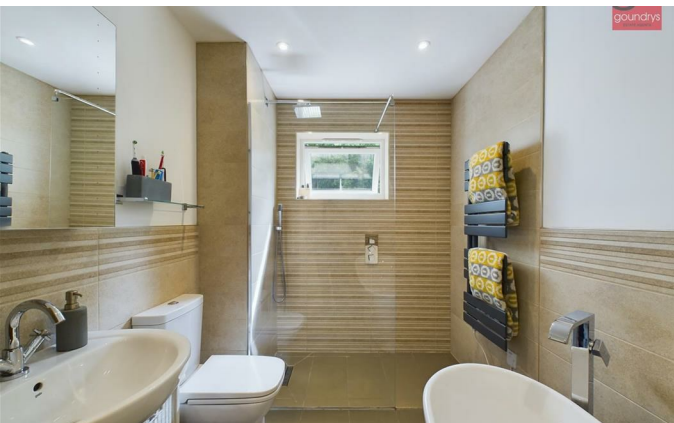
13'8" x 16'10" (4.17 x 5.15)

BEDROOM

8'5" x 10'8" (2.59 x 3.26)

SHOWER ROOM

3'10" x 9'2" (1.18 x 2.81)



BEDROOM

10'0" x 10'8" (3.05 x 3.26)

INFORMATION

Tenure - Freehold

Broadband : Standard or Superfast - 17mbps to 1000mbps download speeds (Source : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR50SG&uprn=100040038539>)

Council Tax - Band E (<https://www.tax.service.gov.uk/check-council-tax-band/property/10835798000>)

We 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.

Consumer Protection from Unfair Trading Regulations 2008. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

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. The Agent has not had sight of the title documents. 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⁾
1413.01 ft²
131.27 m²

Reduced headroom
44.20 ft²
4.11 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(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	

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