



**goundrys**  
SALES

experts in selling & buying

# West Kitty, St. Agnes, 3 bedroom cottage in the village centre with no onward chain.

Guide Price £375,000

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- Located in the heart of St Agnes
- Three Bedrooms
- Generous Reception Areas
- No Onward Chain
- Charming Cottage
- Garden And Generous Storage
- Driveway



Nestled in West Kitty, St Agnes. This three double bedroom cottage is well presented and available with no onward chain.






Ground Floor Building 1



Floor 1 Building 1

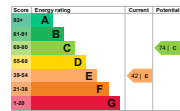
**Approximate total area<sup>(1)</sup>**

1052.51 ft<sup>2</sup>  
97.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GRAFF 330**

Energy performance certificate (EPC)		
Seelwood Cottage West Kitty ST AGNES TR5 0QB	Energy rating <span style="font-size: 2em; font-weight: bold; color: white;">E</span>	Valid until: 5 May 2032 Certificate number: 8659-3019-4205-1162-0204
Property type	Semi-detached house	
Total floor area	89 square metres	
<b>Rules on letting this property</b>		
Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the requirements and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is E. It has the potential to be C.		
<a href="#">See how to improve this property's energy performance.</a>		
		The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

ST AGNES

6 Churchtown, St Agnes, Cornwall, TR5 0QW

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01872 278306 - Lettings

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements