Lambourne Avenue
Wheal Kitty
St. Agnes
TR5 0SD

Asking Price £320,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- GARAGE PLUS OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- ENCLOSED REAR GARDEN
- GREAT LINKS TO A30
- CONNECTED TO ALL MAINS SERVICES
- DOUBLE GLAZING THROUGHOUT
- COUNCIL TAX BAND C
- PLEASE SCAN THE QR CODE FOR MATERIAL INFORMATION

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Tenure - Freehold

Council Tax Band - C

Floor Area - 699.65 sq ft

3

2

1

E48

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are thrilled to present this three-bedroom link-detached bungalow, offering spacious and versatile single-level living in a highly sought-after location. Enjoying attractive kerb appeal, the property sits behind a neat frontage with a private driveway providing ample off-road parking and access to a good-sized garage, perfect for secure storage, a workshop, or additional parking.

Upon entering, you are greeted by a welcoming hallway that leads through to the heart of the home, a bright and generous lounge/diner. This inviting open-plan living area is filled with natural light and provides plenty of room for both comfortable seating and a family dining table, creating the ideal space for relaxation or entertaining guests. The well-appointed kitchen offers an excellent range of fitted units, ample worktop space, and convenient access to the rear garden, perfectly blending practicality and style.

The bungalow features three well-proportioned bedrooms, each offering flexibility to suit a variety of needs, whether as restful sleeping accommodation, a home office, or a hobby room. A well-presented family bathroom and an additional cloakroom provide modern convenience and complete the internal layout.

Outside, the property boasts a delightful enclosed rear garden, a private and peaceful haven ideal for outdoor dining, gardening, or simply unwinding in the sunshine. The garden is mainly laid to lawn with a patio area, offering easy maintenance while still providing a lovely space to enjoy year-round.

Connected to all mains services and falling within Council Tax Band C. Viewings are highly recommended to appreciate all this home has to offer.

LOCATION

St Agnes is a picturesque coastal village nestled on the rugged north coast of Cornwall, celebrated for its dramatic cliffs, sweeping sandy beaches, and rich mining heritage. Perched within a designated Area of Outstanding Natural Beauty and part of the UNESCO Cornish Mining World Heritage Site, the village blends historic charm with a vibrant, creative community. Winding lanes lined with traditional stone cottages lead to the heart of the village, where independent shops, artisan cafés, and welcoming pubs create a warm, lively atmosphere. The stunning beaches of Trevaunance Cove and Chapel Porth lie just moments away, offering crystal-clear waters, surfing opportunities, and scenic coastal walks along the South West Coast Path.

THE ACCOMMODATION COMPRISES

(All dimensions are approximate)

ENTRANCE

uPVC frosted double glazed front door. Skirting. Vinyl flooring. Doors leading into:

CLOAKROOM

Frosted double glazed window to the rear aspect. Splash-back tiling. Wash basin. W.C. Skirting. Vinyl flooring.

LOUNGE/DINER

Dual aspect double glazed windows. One full length window toward the front aspect, showcasing a beautiful agricultural backdrop. Electric fire. Two electric heaters. Television points Multiple plug sockets. Skirting. Vinyl flooring.

INNER HALLWAY

Smoke alarm. Access into a partially boarded loft space. Built-in storage cupboard, housing the hot water cylinder. Telephone point. Plug socket. Skirting. Vinyl flooring.

KITCHEN

Double glazed window to the rear aspect. A range of wall and base fitted storage cupboards and drawers. Splash-back tiling. Stainless steel wash basin with drainage board. Space for an electric oven, under-counter washing machine and tumble dryer. Recess with space for fridge-freezer. Multiple plug sockets. Vinyl flooring. Door leading out on to the rear garden.

BEDROOM ONE

Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

BEDROOM TWO

Double glazed window to the rear aspect. Built-in storage cupboard. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

BATHROOM

Extractor fan. Frosted double glazed window to the side aspect. Splash-back tiling throughout. Electric shower over the bath. Wash basin. W.C. Skirting. Vinyl flooring.

BEDROOM THREE

Double glazed window to the front aspect. Electric heater. Multiple plug sockets. Skirting. Carpeted flooring.

INTEGRAL GARAGE

Single glazed window to the rear aspect. Consumer unit. Metal up and over door. Multiple plug sockets. Concrete flooring.

EXTERNALLY

GARDEN

Outside, the property boasts a delightful enclosed rear garden, a private and peaceful haven ideal for outdoor dining, gardening, or simply unwinding in the sunshine. The garden is mainly laid to lawn with a patio area, offering easy maintenance while still providing a lovely space to enjoy year-round.

SERVICES

This property is connected to mains water, electricity and drainage. It also falls under Council Tax Band C.

MATERIAL INFORMATION

Verified Material Information
Council Tax band: C
Tenure: Freehold
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: E
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only is installed.
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Great, Vodafone - Good, Three - Poor, EE - Good
Parking: Allocated, Garage, Driveway, On Street, Off Street, and Private
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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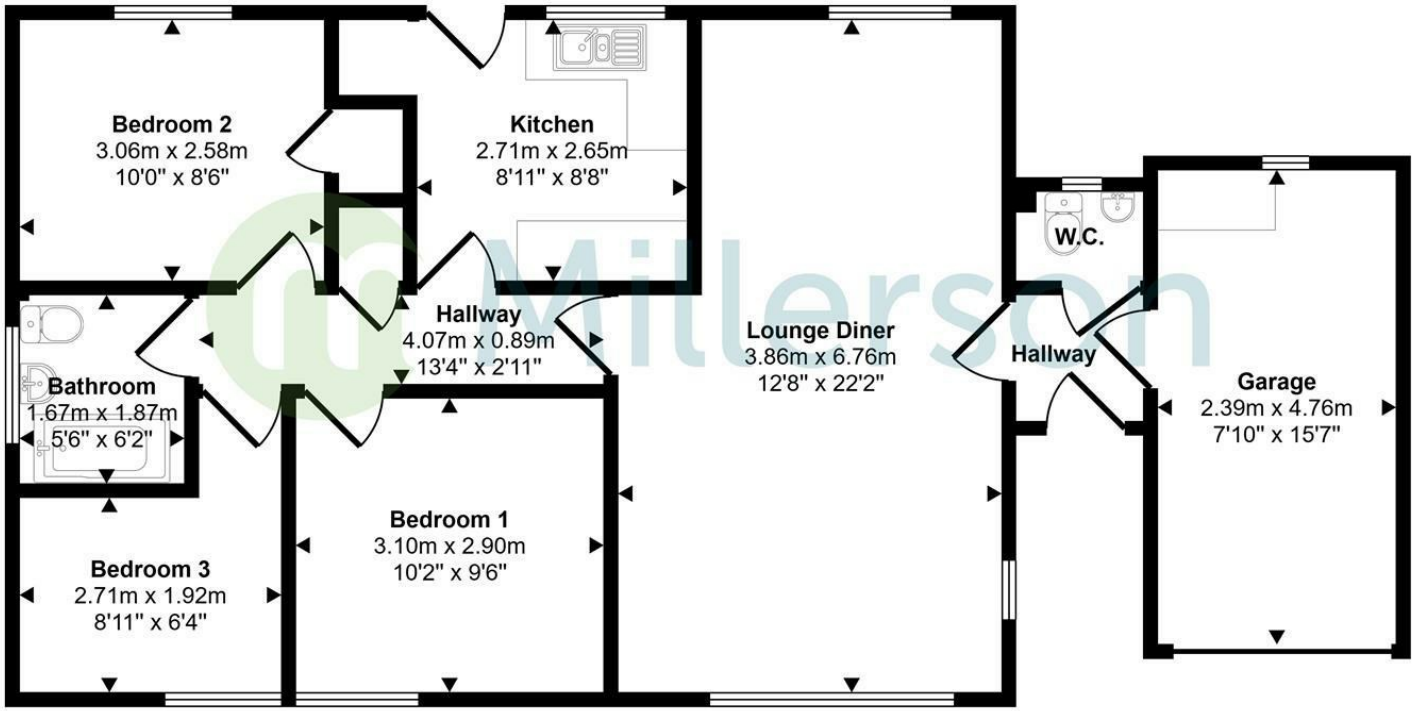
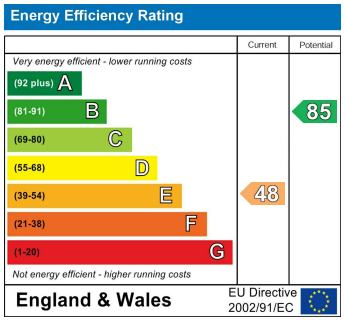
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Approx Gross Internal Area
81 sq m / 877 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

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