



Vicarage Road. | St Agnes | Cornwall | TR5 0TG

£375,000



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- Central Location
- 5 Bedrooms
- Oil Fired Central Heating
- Flexible Accommodation
- GRADE II Listed

Located centrally within the popular village of St Agnes and therefore close to all local amenities a deceptively spacious GRADE II Listed five bedroom property which benefits from 3 reception rooms and boasts a master en-suite bedroom.

The accommodation comprises of a useful entrance hallway space with access to the exterior on two sides, this leads into a good sized living room with wood burning stove, there is a snug, a dining room, galley style kitchen and WC.

On the first floor there are 5 bedrooms with the master benefitting from an en-suite shower room and a further bathroom with bath and separate shower cubicle. The property is offered with no onward chain.

Viewing is essential.





Accommodation

Entrance Hallway

Living Room

12'5" x 12'2" (3.81 x 3.71)

Snug

7'2" x 12'4" (2.19 x 3.76)

Kitchen

6'11" x 15'2" (2.13 x 4.64)

Dining Room

11'8" x 11'2" (3.57 x 3.41)

WC

4'2" x 3'0" (1.29 x 0.93)

Landing

Bedroom

16'9" x 12'2" (5.13 x 3.71)

En-Suite

7'9" x 2'7" (2.38 x 0.81)

Bedroom

11'0" x 9'7" (3.37 x 2.93)

Bedroom

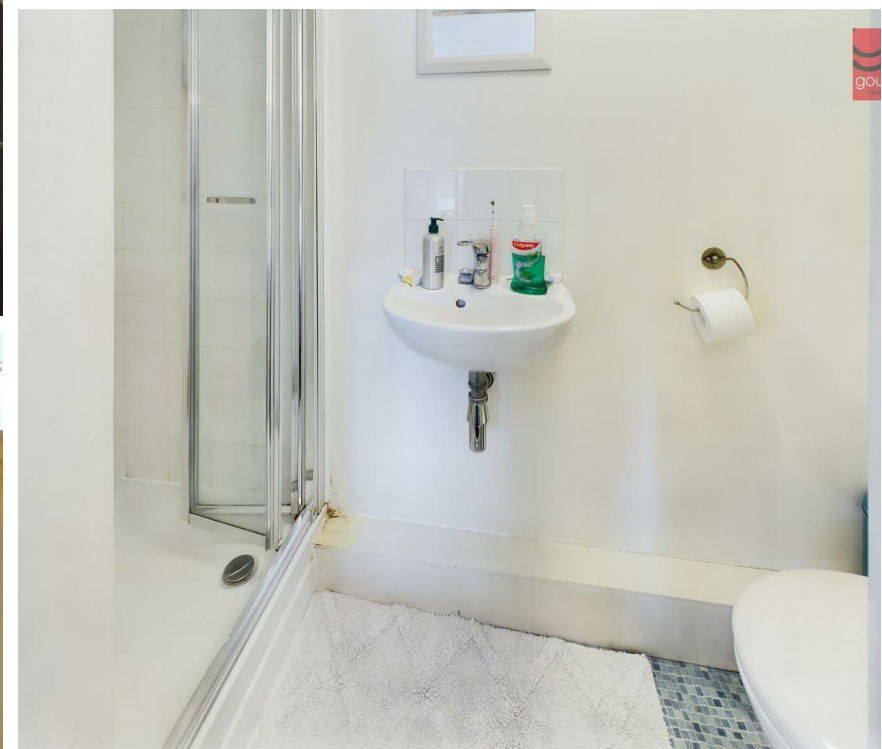
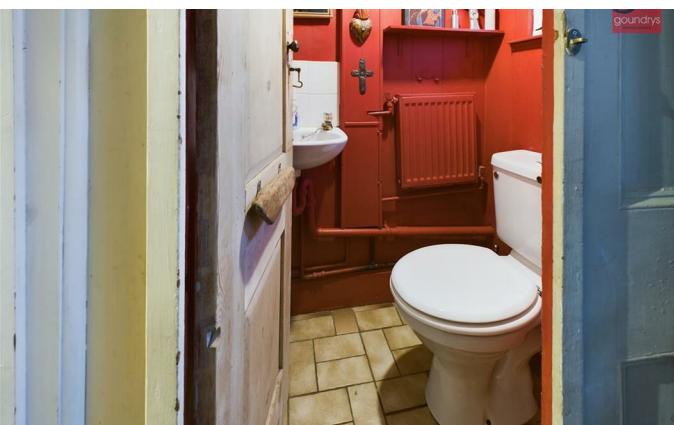
6'7" x 7'0" (2.03 x 2.14)

Bedroom

12'2" x 9'1" (3.71 x 2.78)

Bedroom

11'6" x 5'7" (3.53 x 1.72)



Bathroom

7'6" x 8'10" (2.30 x 2.71)

Information

Tenure - Freehold (GRADE II Listed)

Broadband : Standard – 17mbps to 1000mbps Ultrafast download speeds (Source OFCOM

:<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50tg&uprn=100040038611>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2 & Vodafone (LINK :

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr50tg&uprn=100040038611>)

Council Tax – Band – (Source :

<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=fUr1xt0jeGJ7taruB1s68A>)

We understand the property has Mains Electric, mains water, mains drainage with oil fired central heating.

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. 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.

Groundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in verification 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.

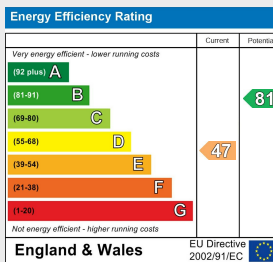
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers


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⁾

1351.08 ft²

125.52 m²

(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.

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