



Bothways

Shute Row | Trevellas | St. Agnes | TR5 0XU

£695,000



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- Rural Setting
- Character Property
- Oil Fired Aga
- Located between St Agnes & Perranporth
- Large Gardens
- Off Road Parking

Idyllically located at the end of a quiet private driveway this beautifully presented and charming 4 bedroom semi-detached property is set in a quiet, tucked away position in Trevellas between St Agnes and Perranporth set in a large plot with off road parking.

The accommodation comprises of utility room, ground floor shower room, kitchen with oil fired AGA and leading into a spacious living dining area with wood burning stove.

On the first floor there are four good sized bedrooms with the master benefitting from a contemporary en-suite shower room along with a family bathroom.

Externally there is an attractive patio area offering a delightful outside seating area which leads out to the generous garden. The total plot is in the region of around 0.4 acres. The property is heated by an oil fired AGA.

Viewing highly recommended and strictly by appointment only.





Accommodation

Living Area

14'10" x 14'11" (4.53 x 4.57)

Dining Area

23'3" x 10'10" (7.09 x 3.32)

Kitchen

15'7" x 12'11" (4.76 x 3.95)

Utility Room

10'4" x 9'11" (3.17 x 3.03)

Shower Room

10'3" x 2'11" (3.14 x 0.9)

Landing

Bedroom

13'1" x 13'7" (3.99 x 4.15)

En-Suite

3'7" x 6'4" (1.11 x 1.95)

Bedroom

14'11" x 7'11" (4.55 x 2.43)

Bedroom

9'10" x 11'8" (3.02 x 3.58)

Bedroom

16'7" x 6'4" (5.07 x 1.95)

Bathroom

7'1" x 7'2" (2.16 x 2.2)

Information

Tenure - Freehold

Broadband : Superfast Fibre Available

Mobile Availability - Source OFCOM - Prediction, not a guarantee -Three, O2 & Vodafone

Council Tax – Band E – (Source :



<https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=4fWTNAnz6EXjazzrGaXosw>)

We understand the property has Mains Electric, mains water, private drainage with an oil fired AGA.

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.

Goundrys have 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.

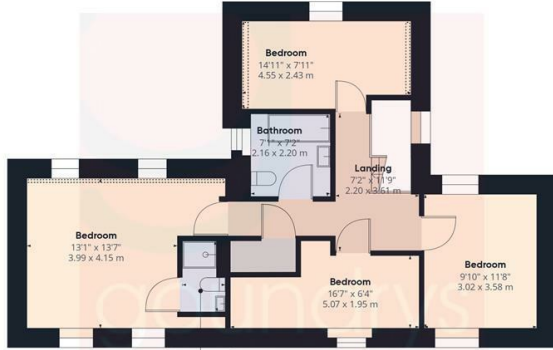








Ground Floor



Floor 1

	Approximate total area⁽¹⁾	
	1575.46 ft ²	
	146.37 m ²	
	Reduced headroom	
	14.04 ft ²	
	1.3 m ²	

(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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