



Heather-Bern

Beacon Road | | St. Agnes | TR5 0NF

Price Guide £825,000



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- Sea Views
- Stunning Open Plan Living
- Off Road Parking
- PV Panels
- Sought After Location
- Garden
- Four Bedrooms
- Air Source Heat Pump

This well-presented four-bedroom family home is in a sought-after area, has sea views, off road parking and a garden. The highlight of this property is the spectacular open plan living which must be seen to be appreciated.

To the front of the property there is a gravelled driveway with parking for at least three cars.

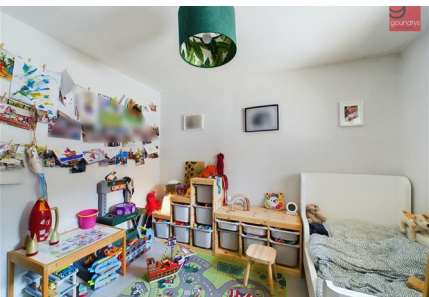
Entering the property through the front door into the hallway, you will find two bedrooms on either side. The hallway leads through and a shower room with walk-in shower, WC and sink can be found on your left. The impressive open plan area includes living, dining and kitchen with far reaching views. The living area has a Contura log burner, and the kitchen has integrated fridge, freezer, dishwasher, induction hob and twin hide slide Neff ovens. There is plenty of cupboard space finished with Quartz worktops over.

A utility room can be found off the kitchen with space and plumbing for white goods, integrated microwave, sink and door accessing the side of the property.

On the first floor, there are a further two bedrooms with sea views and a bathroom. The bathroom has freestanding bath, separate walk-in shower, WC and vanity unit housing the sink.

To the rear of the property, there is an elevated western red cedar





decking. Beyond the decking, there is an area that is laid to lawn and a black limestone patio with sea views and a timber shed providing storage.

Furthermore, the property has triple glazed aluminium windows, air source heat pump, owned PV panels, underfloor heating on the ground floor, electric car charging point and exterior sockets in the front and rear gardens.

GROUND FLOOR

Hallway

9'11" x 5'4" (3.03 x 1.64)

Bedroom

9'11" x 8'11" (3.03 x 2.73)

Bedroom

10'10" x 12'3" (3.31 x 3.74)

Shower Room

8'2" x 5'2" (2.50 x 1.59)

Living Area

22'0" x 16'4" (6.71 x 4.99)

Kitchen

15'7" x 10'9" (4.76 x 3.29)

Utility Room

7'11" x 5'1" (2.43 x 1.57)

FIRST FLOOR

Landing

4'6" x 5'11" (1.39 x 1.82)

Bedroom

13'9" x 8'5" (4.21 x 2.58)

Bathroom

11'2" x 6'11" (3.41 x 2.11)

Bedroom

15'9" x 9'1" (4.82 x 2.78)

INFORMATION



TENURE

Freehold

BROADBAND

Standard 27mbps available download speed
(<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR50NF&uprn=10001212079>)

COUNCIL TAX

Cornwall Council – D – (<https://www.tax.service.gov.uk/check-council-tax-band/property/260375185>)

ENERGY PERFORMANCE CERTIFICATE

Current 80C – (<https://find-energy-certificate.service.gov.uk/energy-certificate/8211-7720-2939-9463-9992>)

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.

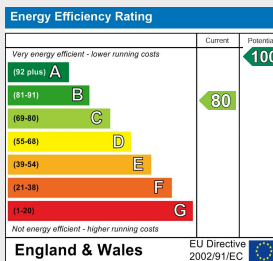
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers


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⁾
1394.47 ft²
129.55 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.

GIRAFFE360

6 Churchtown
St Agnes
Cornwall
TR5 0QW
01872 552560
stagnes@goundrys.co.uk
<https://www.goundrys.co.uk/>