



Durning Road | St. Agnes | St. Agnes | TR5 0UP

Guide Price £550,000



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- Beautifully Presented
- Off Road Parking
- Quality Finishes Throughout
- Annexe Accommodation (Can Be Holiday Let)
- Enclosed Garden

With three-bedroom accommodation, plus an additional one-bedroom annexe, this detached property has been updated extensively by our clients. The result is a light, versatile and beautifully presented property, all to high standard.

Externally there is also off-road parking and an enclosed garden. The garden has a raised deck, while the remainder is predominantly laid to lawn. The outside space is complete with a workshop / storage shed which measures 4.96m x 3.24m, approximately.

Internally the main bungalow comprises three bedrooms, family bathroom, living room and kitchen / breakfast room. The main bedroom also provides an additional WC. Some rooms, including the living room have vaulted ceilings with Velux windows, flooding them with natural light. The living room also has an attractive free-standing stove.

The kitchen / breakfast room is well equipped with an attractive range of base, wall and drawer storage. All within tasteful, contemporary units. There is also an integrated oven / hob, dishwasher and fridge/freezer. The bathroom provides a shower over bath, hand wash basin and WC, finished to such a standard that is in keeping with the rest of the dwelling.





The annexe, which is accessible at the bottom of the garden provides one bedroom accommodation, a shower ensuite and a kitchen / living room. Finished to standards matching the main residence, the annexe offers comfortable, well equipped accommodation. While the annexe is currently utilised as a very successful holiday let, this space would be equally suited for a dependent relative.

With almost too much to list, an internal inspection is strongly recommended to appreciate the quality of finish and accommodation on offer.

LOCATION

Durning Road is situated on the north western side of St Agnes as you approach from the Chiverton roundabout direction. It is located within a development of similar properties and approximately a 400 metre walk down into the centre of the village where the excellent range of facilities found within this thriving community are easily accessible. These include a range of independent shops, mini supermarket, butchers, bakers and a range of bars, bistros and public houses. The village has primary schooling facilities, doctors and dentists surgeries, a thriving sports club and of course access to the stunning north Cornish coast and picturesque coves of Trevaunance and Chapel Porth. Truro city is approximately 8 miles distant and also provides a mainline railway station.

PROPERTY ACCOMMODATION

KITCHEN/BREAKFAST ROOM

14'10" x 9'11" (4.51 x 3.02)

LIVING ROOM

19'1" x 10'0" (5.81 x 3.04)

BATHROOM

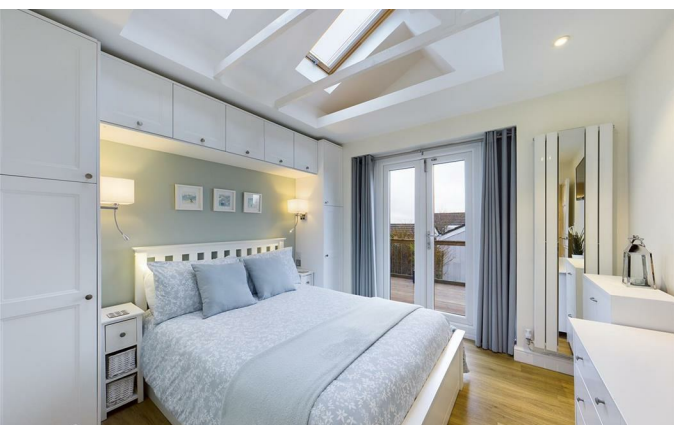
5'6" x 6'11" (1.67 x 2.11)

BEDROOM

8'3" x 6'10" (2.52 x 2.08)

BEDROOM

8'11" x 10'0" (2.71 x 3.05)



BEDROOM

9'3" x 10'0" (2.81 x 3.06)

WC

ANNEXE

KITCHEN/LIVING AREA

8'6" x 16'6" (2.60 x 5.02)

BEDROOM

8'5" x 10'4" (2.57 x 3.15)

ENSUITE

6'2" x 5'11" (1.87 x 1.81)

INFORMATION

TENURE : FREEHOLD

Broadband : Standard or Ultrafast - 17mbps to 80mbps (Superfast) download (Source :checker.ofcom.org.uk)

Council Tax - Band C - Annexe Band A

Oil fired heating and electric heaters.

Mains drainage and water.

Council TAX BAND and BROADBAND must be verified by the buyer.

Planning Permission has been granted for the annexe to be holiday let - PA21/11941

Consumer Protection from Unfair Trading Regulations 2008.

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. 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.

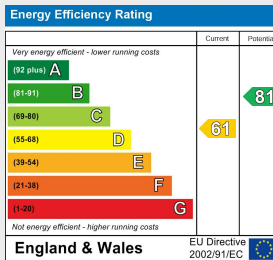
ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

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.





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