



Tregease Road | | St. Agnes | TR5 0SL

Guide Price £495,000



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- Popular Location
- Driveway Parking
- Three Bath / Shower Rooms (Two Ensuites)
- Well Presented

Found in the popular development of Tregease Road, this perfect family home is only a short walk away from the local amenities and schooling.

In our opinion, this property enjoys a favourable position and has been very well cared for by our client. As a result of a garage conversion, this property now boasts a ground floor bedroom or office. Which in turn leads to a generous utility / shower room. This is in addition to a living room, dining area, kitchen and sunroom.

The kitchen is well equipped and offers a range of base, wall and drawer units with integrated appliances which include an oven / hob. The sunroom has a tiled floor, glass window ceiling and a radiator – making this room ideal for a variety of uses and giving the property further versatility.

On the first floor you will find three further bedrooms – main with shower ensuite, and the family bathroom. One of the bedrooms now incorporates what would have been a small single room above the stairs making for a light and generous room. However, if buyers required, this could easily be reversed. The bathroom suite comprises shower over bath,





hand wash basin and WC.

The external areas have been maintained to standards matching that of the property. An attractive paved driveway to the front provides parking for a 2/3 vehicles. The rear garden has a generous paved area – for ease of maintenance.

For further information, please do not hesitate to contact us. Viewings are strongly recommended.

INFORMATION

Tenure - Freehold

We understand that this property benefits from using an area within the rear garden that will not appear on the title. However, This area has been used by our client and we understand, owners before, unchallenged.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50sl&upm=100040038443>)

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

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=tr50sl&upm=100040038443>

Council Tax – Band D – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/109258185>)

We understand the property has Mains Electric, mains water, mains drainage with oil fired central heating and a gas fire in the living room.

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.

ACCOMMODATION

ENTRANCE

BEDROOM / OFFICE

10'9" x 8'7" (3.30 x 2.63)



ENSUITE SHOWER ROOM / UTILITY ROOM

6'4" x 6'5" (1.95 x 1.96)

LIVING ROOM

16'4" x 10'11" (4.99 x 3.35)

DINING ROOM

7'5" x 10'10" (2.28 x 3.31)

KITCHEN

7'7" x 12'7" (2.32 x 3.86)

SUN ROOM

12'2" x 9'8" (3.71 x 2.96)

FIRST FLOOR

BEDROOM

12'4" x 9'3" (3.78 x 2.82)

ENSUITE

5'4" x 8'0" (1.65 x 2.46)

BATHROOM

5'6" x 7'0" (1.68 x 2.14)

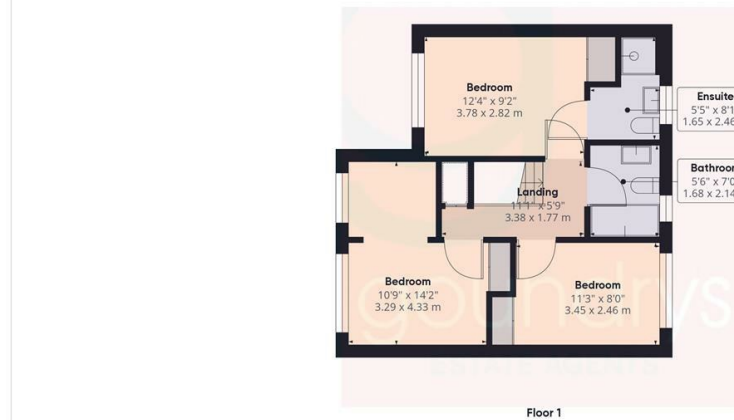
BEDROOM

11'3" x 8'0" (3.45 x 2.46)

BEDROOM

10'9" x 14'2" (3.29 x 4.33)

L IN SHAPE



Approximate total area^m
1205.79 ft²
112.02 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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