



Penwinnick Road | St. Agnes | | TR5 0PA

£500,000



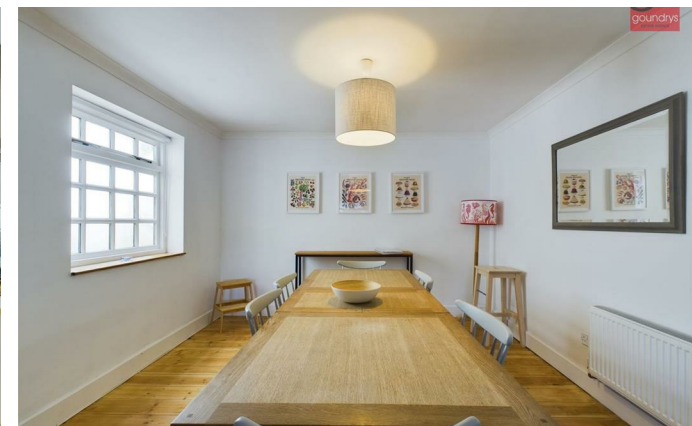
Penwinnick Road | St. Agnes
| TR5 0PA
£500,000

- Four Bedrooms
- Well Presented
- Garage And Parking
- Easy To Maintain Garden

'Dales Yard' is conveniently positioned on Penwinnick Road; and being close to the village means you are only a short walk away from the amenities.

Having been well cared for by our clients, this detached property is well presented, boasts double glazing and oil-fired central heating. The boiler has also just recently been replaced. Externally there is driveway parking and an easy to maintain garden to the front. The garden has a decked area with the remainder attractively gravelled; as is the driveway. There is also further space to the side which would make an ideal area for storage.

Internally, the accommodation is well proportioned. The ground floor offers a generous living room, kitchen / dining room and shower room. There is also access to the garage. The dining / living areas enjoy wood flooring, with the latter also offering an attractive log burning stove. The kitchen has a range of base and drawer units along with an integrated oven / hob. There is also further space for a fridge freezer and dishwasher. The garage houses the boiler with plumbing for a washing machine.





On the first floor you will find the four comfortable bedrooms and the family bathroom.

Viewings are highly recommended to appreciate all that is on offer.

ACCOMMODATION

ENTRANCE HALLWAY

SHOWER ROOM

4'9" x 6'9" (1.45 x 2.06)

LIVING ROOM

11'4" x 22'5" (3.47 x 6.84)

KITCHEN / DINING ROOM

25'7" x 10'7" (7.82 x 3.24)

INTERNAL GARAGE

8'5" x 17'11" (2.59 x 5.48)

FIRST FLOOR

BEDROOM

17'1" x 10'7" (5.21 x 3.25)

BEDROOM

8'8" x 6'11" (2.66 x 2.11)

BEDROOM

8'7" x 10'6" (2.64 x 3.22)

BEDROOM

9'4" x 6'10" (2.85 x 2.09)

BATHROOM

6'6" x 6'9" (1.99 x 2.06)

INFORMATION



goundrys
ESTATE AGENTS



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goundrys



Tenure - Freehold

Broadband : Standard or Superfast - 18mbps to 1000mbps download speeds (Source :

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50pa&uprn=100040038314>)

Council Tax - Band D

EPC D58

We advise all parties to confirm and check title documents, build warranties and any covenants which may or may not apply, immediately after agreeing a purchase.

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.

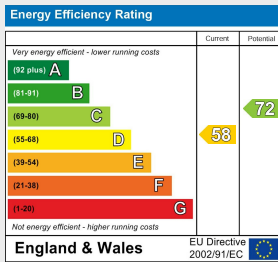
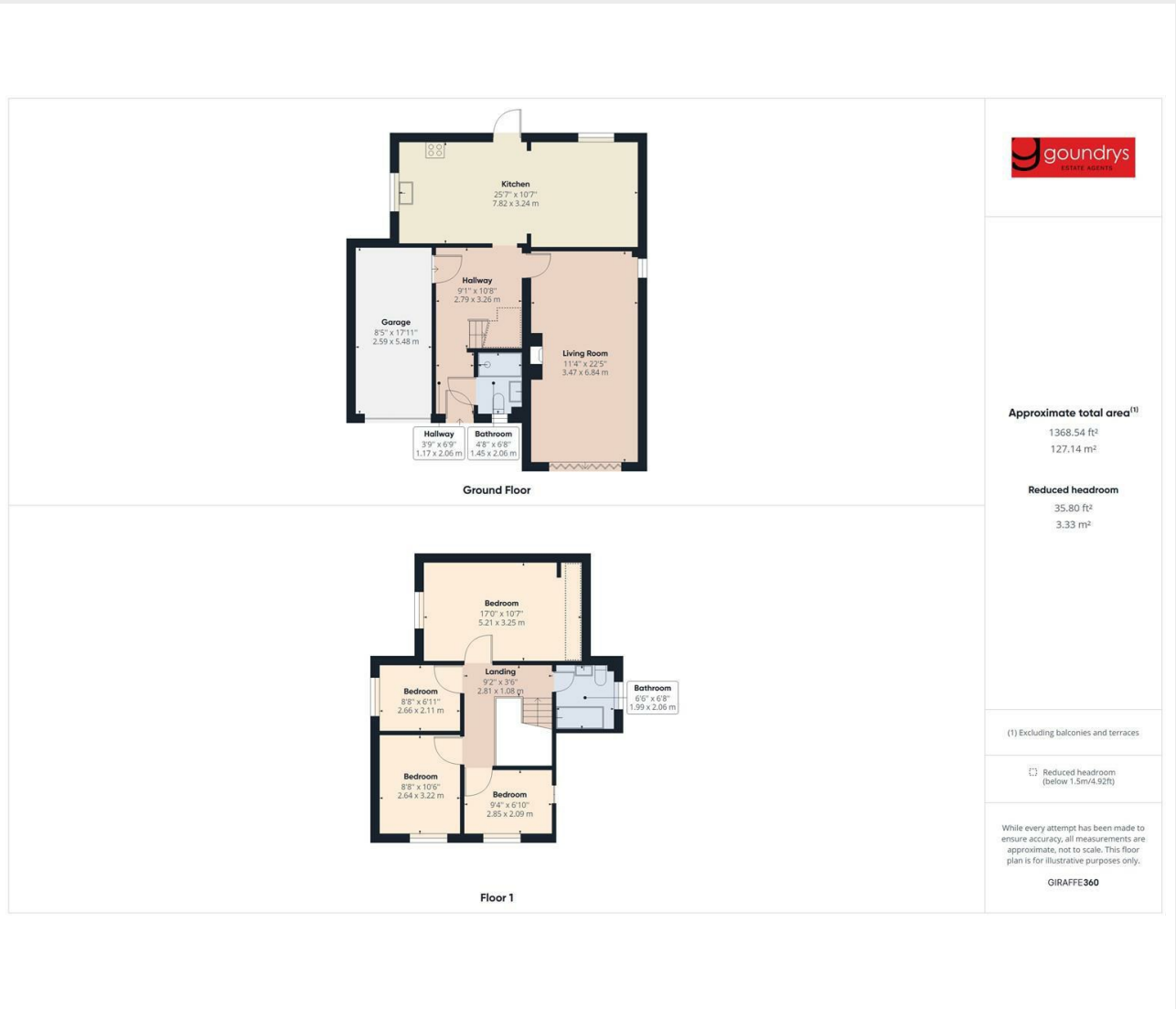
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the 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.





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