



Goonown | | St Agnes | TR5 0XG

Offers In Excess Of £260,000



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- Character Cottage
- Gardens To Front And Back
- Popular Location
- Set Away From The Road

Having only pedestrian access and positioned at the end of a small terrace, this attractive cottage enjoys a quiet setting, while only a short walk away from the village amenities.

Having been well cared for, this property benefits from having well proportioned gardens to both front and back.

Internally on the ground floor, you will find a cosy living room, complete with multi fuel stove and beamed ceiling, while the kitchen offers an integrated hob, fridge and washing machine. The kitchen also allows access to the rear garden.

The first floor provides one double bedroom and the bathroom. The latter comprises shower over bath, hand wash basin and WC.

Viewings are strictly by appointment only.



"Charming Cottage
favourably positioned in
Goonown, St Agnes."



INFORMATION

Tenure - Freehold

Broadband : Standard or Superfast - 16mbps to 50mbps download speeds (Source : checker.ofcom.org.uk)

Council Tax - Band B

Please Note, The neighbouring property does have a right of pedestrian access around the side of the property, to their rear garden - if required.

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. Measurements are a guide only. 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.

LIVING ROOM

11'7" x 11'6" (3.54 x 3.51)

KITCHEN

4'1" x 10'1" (1.26 x 3.09)

FIRST FLOOR

BEDROOM

11'5" x 13'6" (3.50 x 4.13)

BATHROOM

4'3" x 10'10" (1.30 x 3.31)



Ground Floor

Floor 1

Approximate total area⁽¹⁾
406.30 ft²
37.75 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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