



| Trevellas | St. Agnes | TR5 0XT

Offers Over £525,000



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- EPC E54
- Council Tax Band C
- 4 Bedrooms
- Lounge
- Dining Room
- Ample parking
- Oil heating

This semi rural detached cottage offers adaptable accommodation delightfully presented and full of character. There are 4 bedrooms with an ensuite shower to the main bedroom, lovely sitting room with clear view multi fuel stove and beam ceiling which continue in the dining room and their are rafters in several of the bedrooms.

The kitchen is an excellent size with granite work surfaces and slate floor which is also present in the bathroom.

The generous southerly facing garden has parking for 3 vehicles at the end and there are 2 more spaces to the side leading to the detached garage.

With Oil central heating, this charming cottage is well situated between the picturesque village of St Agnes with its excellent facilities and several coves and Perranporth with famous sandy beach and further extensive range of amenities.





Garden Room

16'11" x 4'10" (5.18 x 1.49)

Slate floor and double doors to the garden

Lounge

17'8" x 10'4" (5.4 x 3.16)

Fireplace with wooden lintel housing multi fuel stove. Stairs to first floor

Dining Room

13'7" x 11'7" (4.16 x 3.54)

Wooden floor

Kitchen

15'9" x 9'4" (4.82 x 2.86)

Bathroom

8'5" x 7'9" (2.58 x 2.37)

With a shower over the bath. wash basin. W.C and door to;

Utility

Plumbing for washing machine

Bedroom

9'4" x 7'11" (2.86 x 2.42)

Accessed from the garden room and would equally make a lovely office/study

Landing

Bedroom

4.27 x 3.67 (1.22m.8.23m x 0.91m.20.42m)

The measurement includes the ensuite shower room



Ensuite Shower Room

Bedroom

10'8" x 7'8" (3.26 x 2.36)

Bedroom

9'5" x 7'8" (2.89 x 2.34)

Garage

14'7" x 9'1" (4.47 x 2.77)

Information

Council tax band C

EPC E54

Broadband Ultrafast available (Ofcom checker)

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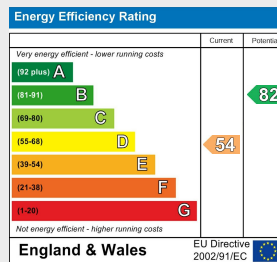
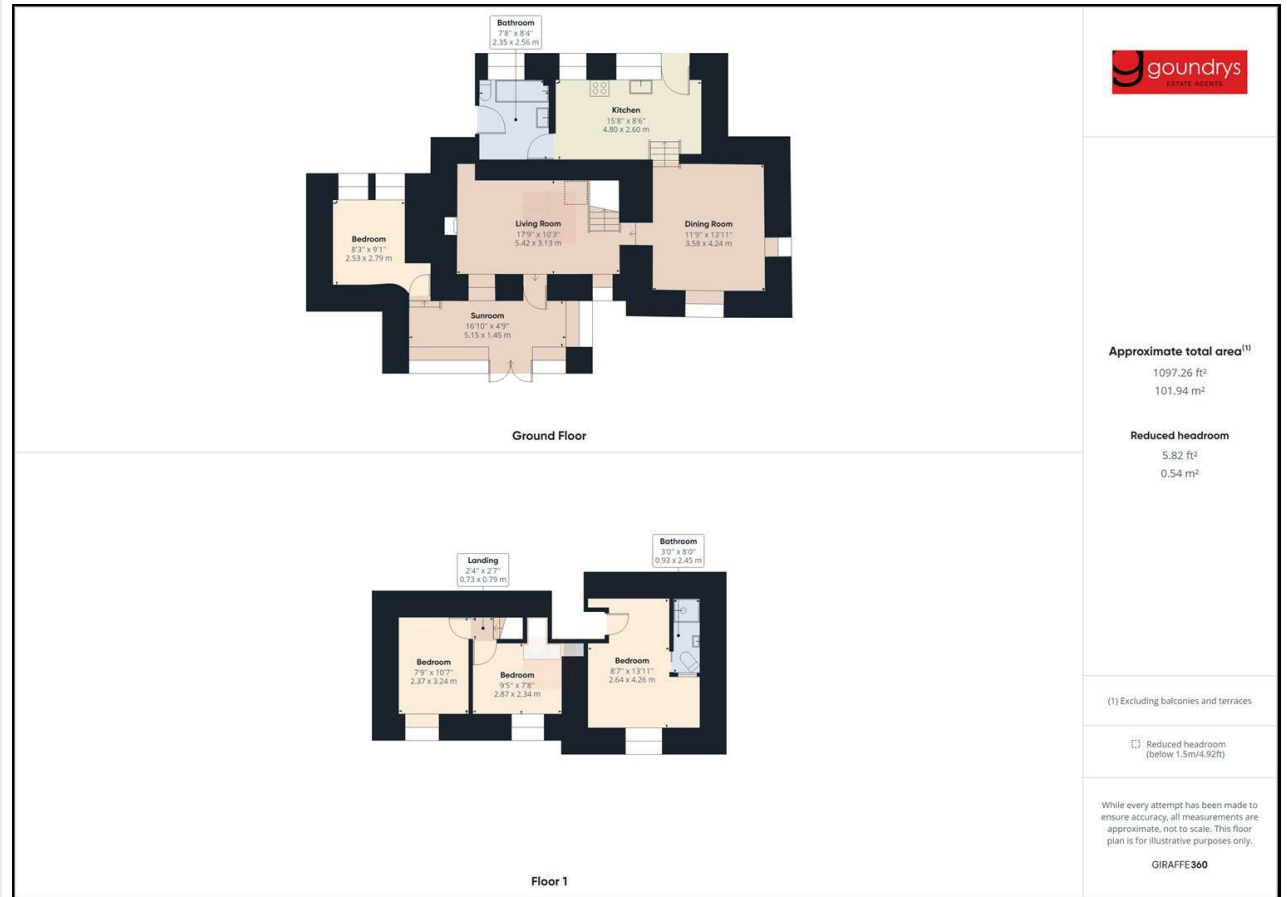
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It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process 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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