



Goonbell | Goonbell | St. Agnes | TR5 0PH

Guide Price £280,000



Goonbell | Goonbell
St. Agnes | TR5 0PH
Guide Price £280,000

Found in Goonbell, St Agnes, this ideal family home boasts off road parking for two and is available with no onward chain. Please see agents notes, regarding the local connection restriction.

With three bedrooms – all found on the first floor, this property has been well loved by our clients, however some buyers may wish to update in areas. The first floor is complete with the family bathroom which comprises shower over bath, hand wash basin and WC.

The ground floor provides a generous living / dining room, a galley style kitchen, and a useful entrance porch. The kitchen offers a range of base, wall and drawer units along with space for a freestanding oven and an under-counter appliance.

This perfect first-time purchase has oil fired heating and double glazing.

- Section 157 Applies
- Three Bedrooms
- Parking For Two
- Generous Living Room

AGENTS NOTE

Please note that a section 157 restriction applies to this property. As a result, we understand all buyers will need a certificate of compliance by demonstrating that they have lived or worked in Cornwall for at least the last three years consecutively. Immediately prior to any application.

ACCOMMODATION

ENTRANCE PORCH AND HALLWAY

KITCHEN

7'10" x 6'11" (2.40 x 2.12)

LIVING / DINING ROOM

22'3" x 12'5" (6.79 x 3.81)





FIRST FLOOR

BEDROOM

7'6" x 6'11" (2.30 x 2.11)

BEDROOM

11'1" x 11'10" (3.39 x 3.61)

BEDROOM

10'11" x 11'10" (3.33 x 3.63)

BATHROOM

5'2" x 6'10" (1.58 x 2.09)

FURTHER INFORMATION

Tenure - Freehold

Right of Access - Please note that neighbouring properties do have a pedestrian right of access around this dwelling.

Broadband : Standard or Superfast - 16mbps to 33mbps download speeds (Source : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr50ph&uprn=10001213156>)

Council Tax - Band B (Source ; <https://www.tax.service.gov.uk/check-council-tax-band/property/12138333000>)

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. A Buyer is advised to obtain verification from their Solicitor for anything mentioned within these details. 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

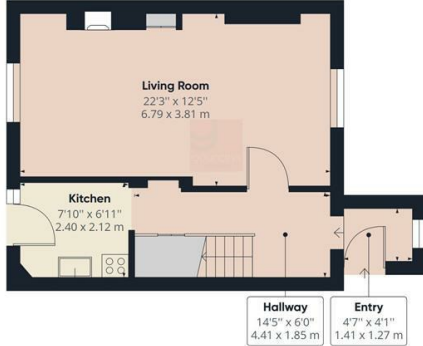
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

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.





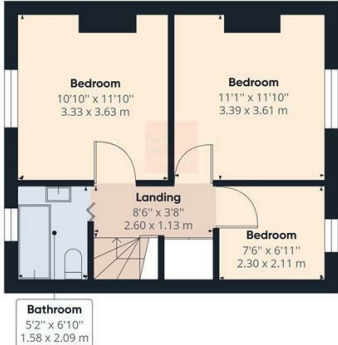


Ground Floor

Approximate total area⁽¹⁾

803.56 ft²

74.65 m²



Floor 1

(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
84	65		

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