



| Mithian | St. Agnes | TR5 0QF

**Guide Price £550,000**



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- Three Bedroom
- Village Location
- Front & Rear Garden
- Modernisation Project
- Detached Family Home
- Generous Size Plot
- Garage & Off Road Parking
- No Onward Chain

The Willow Tree has been in the same ownership since it was first built approximately 60 years ago. Occupying a generous size plot, the property is located in the sought after village of Mithian and offers off road parking and a garage. The property would benefit from modernisation throughout and could be extended subject to planning consent.

The front door opens into the entrance hall with doors into the living area and kitchen. The living area is a large 'L' shaped room with dual aspect windows and serving hatch into the kitchen. The kitchen has base level cupboards and space for under counter white goods. A pantry can be found in the kitchen providing further storage space. Next to the pantry, a door provided access to the rear garden. A door from the kitchen opens to the garage where there is a pedestrian door providing side access to the garden and an up and over door allowing vehicular access to the front.

From the hallway, stairs rise to the first floor where there are three bedrooms, family bathroom and separate WC. The master bedroom and bedroom two are located at the front of the property and bedroom three is located at the rear, all three bedrooms have built in wardrobes.





Externally, the property occupies a large plot and offers gardens to the front, side and rear. To the front there is driveway parking and vehicular access into the garage and an area which is laid to lawn with mature trees and shrubs. At the rear the garden is tiered, on the lower level is a patio and an area that is laid to lawn. At the end of the garden, steps can be found to another part of the garden which could be cleared and utilized.

## ACCOMMODATION

### Hallway

5'10" x 8'9" (1.79 x 2.69)

### Living Room

7'0" x 7'10" (2.15 x 2.41)

### Open Plan 'L Shape' Room

### Living Room

12'9" x 19'9" (3.91 x 6.04)

### Open Plan 'L Shape' Room

### Kitchen

14'3" x 8'1" (4.35 x 2.48)

### Garage

7'11" x 16'5" (2.43 x 5.02)

### Landing

2'11" x 7'4" (0.89 x 2.25)

### Bedroom

9'6" x 7'9" (2.92 x 2.38)

### Bedroom

9'6" x 10'10" (2.92 x 3.32)

### Bedroom

9'6" x 6'4" (2.91 x 1.94)

### WC

2'10" x 3'8" (0.87 x 1.13)

### Bathroom

5'8" x 6'9" (1.74 x 2.08)

## INFORMATION



**TENURE**  
Freehold

**BROADBAND**  
Superfast 41 Mbps available download speed  
(<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=TR48GN&upm=10001212396>)

**COUNCIL TAX**  
Cornwall Council – D – (<https://www.tax.service.gov.uk/check-council-tax-band/property/260967185>)

**ENERGY PERFORMANCE CERTIFICATE**  
Current 33F  
Potential 79C  
(<https://find-energy-certificate.service.gov.uk/energy-certificate/2418-6909-8119-8293-1397>)

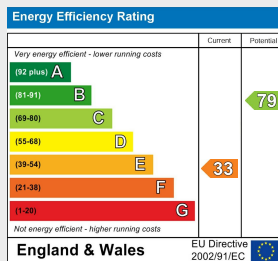
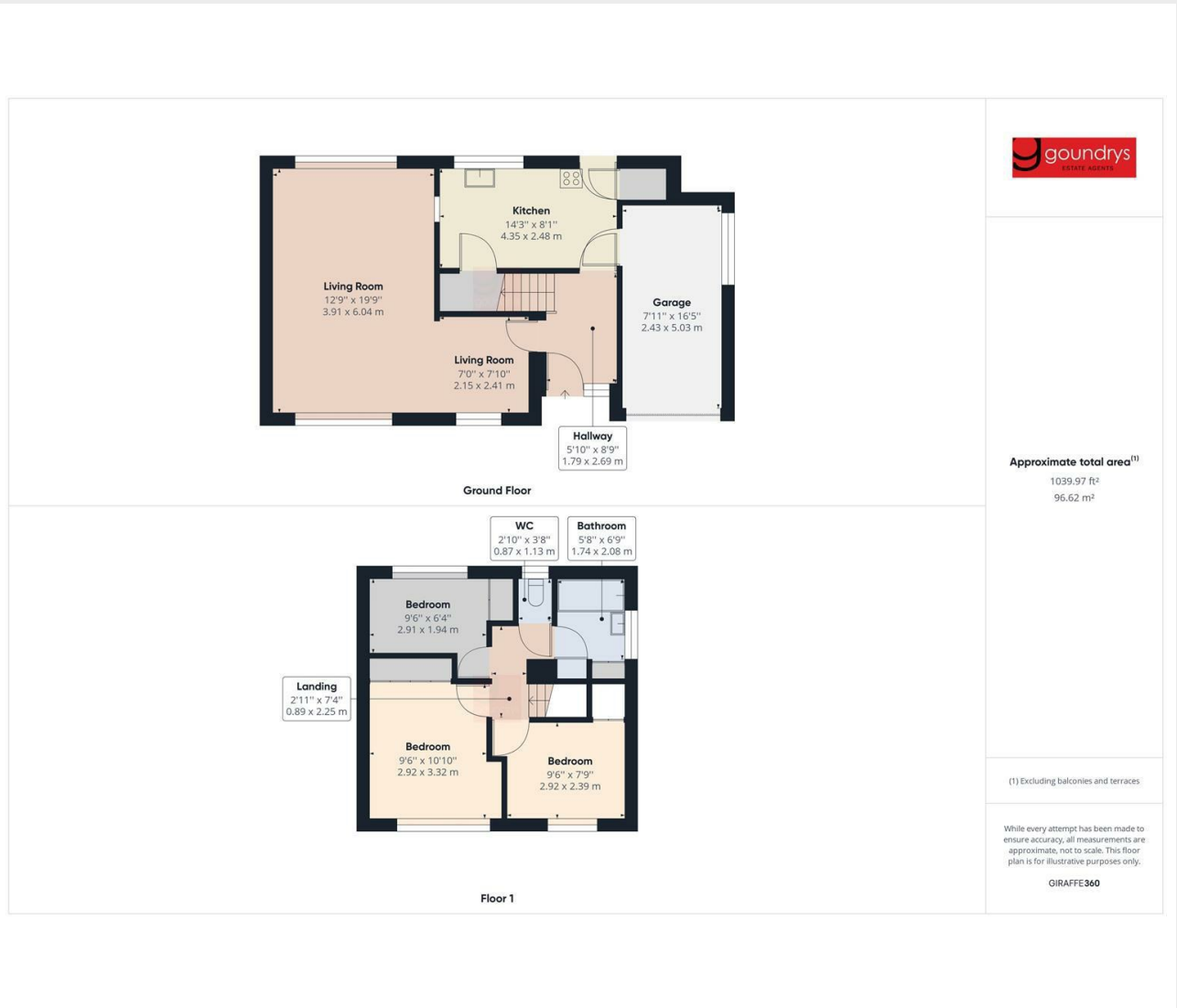
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**  
It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or otherwise and check any covenants immediately with their solicitor.

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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