



Tregain

Trewithen Moor | Stithians | Truro | TR3 7DU

Guide Price £385,000



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- No Onward Chain
- Beautiful Gardens
- Double Glazing
- Two Reception Rooms
- Studio and Sheds
- Quiet Rural Setting
- Countryside Views
- Two Double Bedrooms
- Conservatory
- Fitted Kitchen

Offered onto the market with no onward chain, Two double bedroomed mid terraced cottage boasting many character features, beautifully stocked gardens set within this idyllic rural setting.





Description

Situated within this tranquil rural setting boasting countryside views and beautifully stocked landscaped gardens, this character two double bedroom mid terrace cottage has an abundance of character feature which include beam ceilings, ornamental cast iron range, feature fire place housing multifuel burner and stain glass window. The property boast double glazing, the internal accommodation briefly comprises: Entrance porch, dining room with ornamental cast iron range, beamed ceiling and access through to the fitted kitchen with a range of base units, worktop incorporating sink unit, space electric cooker with hood above, recessed shelving and door to rear courtyard. The living room has feature fire place housing multifuel burner, further study area and doors leading into the conservatory. To the first floor are two double bedrooms both with countryside views, shower room with chrome heated towel rail and cupboard housing hot water tank. Externally the property has parking and steps leading down into the beautifully stocked gardens with two timber sheds and a most useful studio with water connected. The garden has an abundance of plants, shrubs and trees and has wonderful rural views.

Location

Trewithen Moor is a beautiful rural setting which is located 1.5 Miles from the village of Stithians Village which offers a range of facilities which include a primary school, doctors surgery, public house, village stores and a post office. Stithians lake offers a range of water sports activities. The property is conveniently situated for Truro, Falmouth and Redruth.

Entrance Porch

3'3" x 8'2" (1.00 x 2.50)

Dining Room

12'2" x 14'0" (3.71 x 4.28)

Kitchen

6'1" x 16'6" (1.87 x 5.04)

Living Room

12'0" x 14'1" (3.67 x 4.31)

Hallway

8'2" x 9'10" (2.50 x 3.02)

Sunroom

9'2" x 7'10" (2.80 x 2.39)



First Floor Landing

Bedroom

12'4" x 14'8" (3.77 x 4.48)

Bedroom

7'10" x 12'3" (2.40 x 3.74)

Shower Room

6'2" x 8'9" (1.88 x 2.69)

Studio

17'4" x 11'2" (5.30 x 3.42)

Agents Information

Tenure - Freehold

Broadband : Standard or Superfast - 20mbps download speeds (Source OFCOM : <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=tr48pe&uprn=10001213227>)

Mobile Availability - Source OFCOM - Prediction, not a guarantee - EE, O2 & Vodafone (LINK : <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=TR48PE&uprn=10001213227>)

Council Tax – Band B – (Source : <https://www.tax.service.gov.uk/check-council-tax-band/property/12717182000>)

Mains Electric

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.

Goundrys have 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. 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.







Approximate total area^{ah}

1060.66 ft²
98.54 m²

Reduced headroom

0.24 ft²
0.02 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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